



## Wharfedale Crescent, Tadcaster, LS24 9JH

- THREE BEDROOM SEMI DETACHED HOUSE
- NEWLY FITTED KITCHEN
- OPEN PLAN LIVING
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- EPC RATING - D / COUNCIL TAX BAND - B

**Asking Price £325,000**





# Wharfedale Crescent, Tadcaster, LS24 9JH

## DESCRIPTION

Hunters Wetherby are delighted to present this inviting three bedroom semi detached house, which boasts two spacious reception rooms in the sought after location of Tadcaster!

The stunning kitchen diner is a true highlight, featuring a range of high gloss wall and base units complemented by elegant marble effect worktops. It is equipped with integral appliances, including an oven and grill, hob, and there is convenient space for both a dishwasher and a washing machine.

The open-plan living and dining area boasts a lovely multi-fuel burner, providing a warm and inviting atmosphere during the cooler months. The design of the space encourages a seamless flow between indoor and outdoor living, thanks to the French doors that open directly into the rear garden.

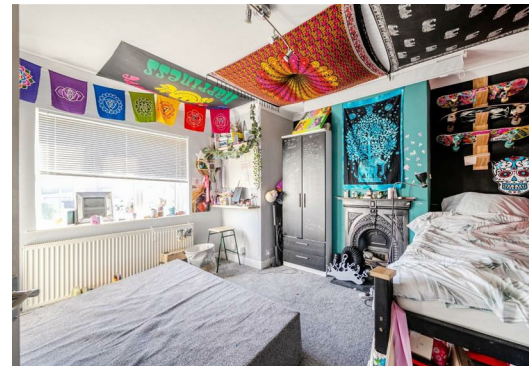
The front reception room, currently being used as a bedroom, features a stunning fireplace that adds character and warmth to the space.

The first floor boasts three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space. The master bedroom is a generous double, featuring elegant wood panelling and convenient built-in sliding wardrobes. The second bedroom is also a spacious double, perfect for accommodating family or guests. The third bedroom, currently utilised as a home office, is a good-sized single, offering versatility to suit your lifestyle needs.

The house bathroom consists of shower over the bath, low-level W.C., and a stylish vanity unit.

Externally, the front of the home boasts a driveway that accommodates multiple vehicles, along with a garage for additional storage or parking. To the rear, the garden is predominantly laid to lawn, perfect for outdoor activities or simply enjoying the fresh air. A small patio area provides an inviting space for seating,

Wharfedale Crescent is located in the market town of Tadcaster and offers great access to Leeds and York, restaurants, public houses, shops, supermarkets and recreational facilities.









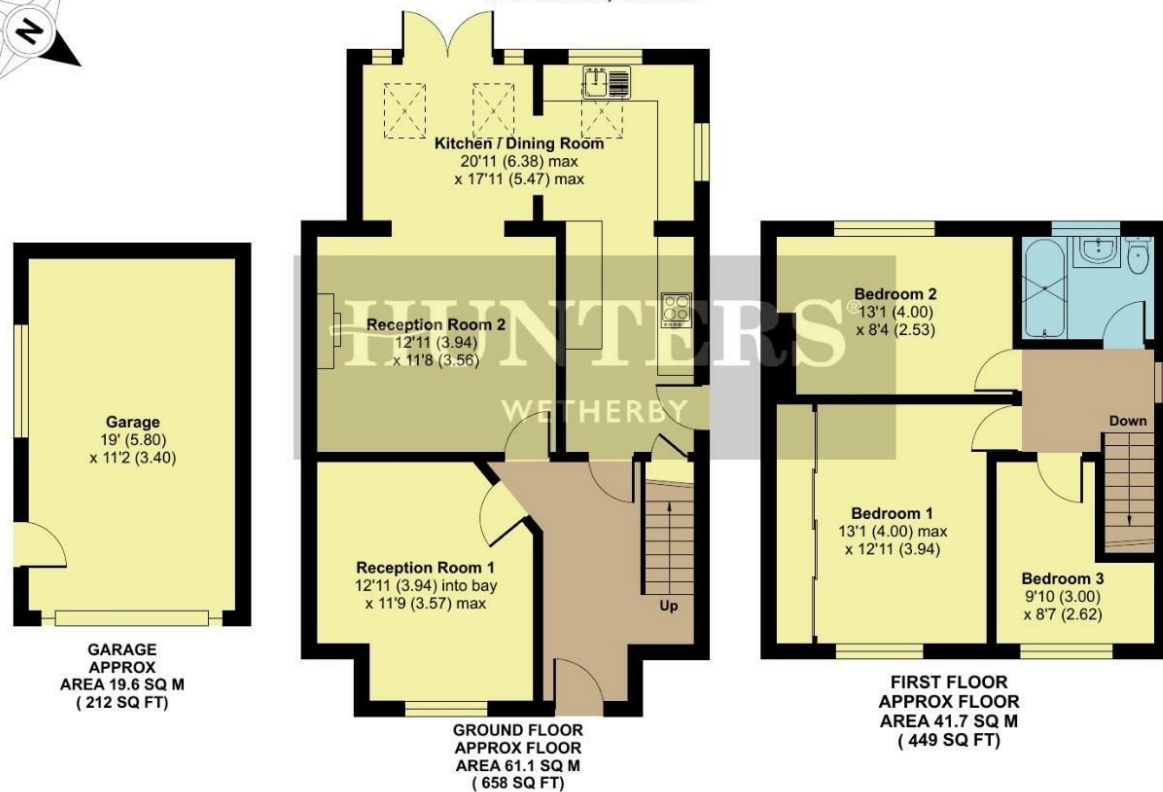
## Wharfedale Crescent, Tadcaster, LS24

Approximate Area = 1107 sq ft / 102.8 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1319 sq ft / 122.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1261132

### Viewings

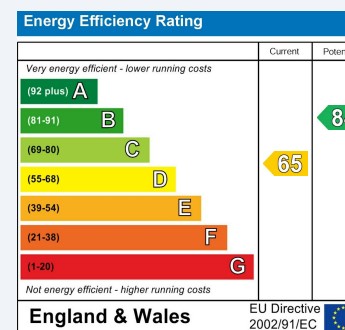
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

