





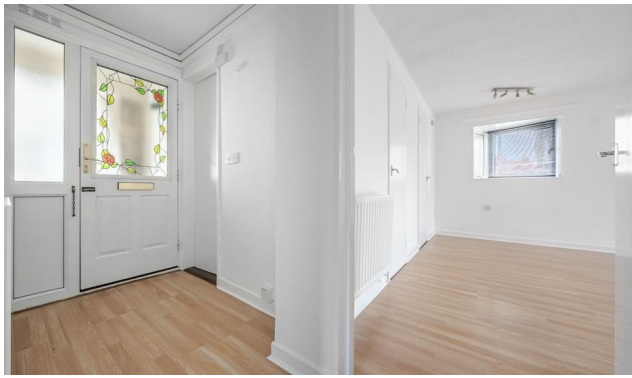

Roman Close, Tadcaster, LS24 8HU

Tenure: Leasehold

- Two bedroom ground floor flat
- Neutrally decorated throughout
- Close to local amenities
- Offered with no onward chain
- Communal car park
- EPC rating D / Council Tax B

Asking Price £125,000

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DESCRIPTION

Nestled in the charming town of Tadcaster, this well-positioned two-bedroom ground-floor flat presents an excellent opportunity for a range of buyers, including first-time buyers, downsizers and investors. Ideally situated within easy reach of local amenities, shops and transport links, the property offers convenient living in a desirable location.

Upon entering the property, a welcoming hallway provides access to the spacious lounge. This light and airy reception room benefits from large windows, creating a perfect space for relaxing or entertaining family and friends.

Adjacent to the lounge is the kitchen, which offers a range of fitted wall and base units, while also providing ample storage and worksurfaces. The kitchen also benefits from an integrated oven and hob, along with space for a fridge freezer and plumbing for a washing machine.

The property boasts two well-proportioned double bedrooms, both offering comfortable and versatile accommodation, as well as cupboards for additional storage.

Completing the accommodation is a the bathroom, consisting of a low level wc, bath with shower over and hand wash basin.

Outside, the property offers a communal car park.

Tadcaster offers excellent commuter links via the A64, A1(M), M1 and the wider motorway network. The historic city of York is approximately nine miles away, with Leeds around fourteen miles. The town itself boasts a wide range of local amenities, including excellent primary and secondary schools, a variety of shops, a medical centre, swimming pool, sports centre, and a strong sense of community, making it an excellent location for families and commuters alike.









Ground Floor

Approx. 70.0 sq. metres (753.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.4 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email:
wetherby@hunters.com https://www.hunters.com

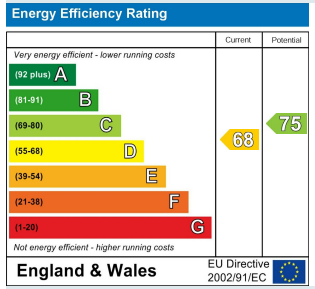
The Property Ombudsman

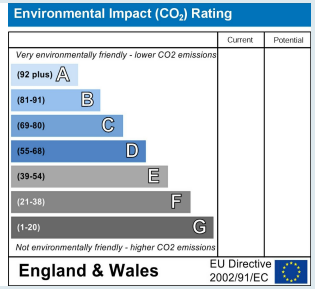
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: B

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

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