



## Garnett Terrace, Tadcaster, North Yorkshire, LS24 9BB

- BEAUTIFULLY PRESENTED FOUR BEDROOM MID TERRACE HOUSE
- OFF STREET PARKING
- MASTER BEDROOM WITH EN-SUITE & DRESSING ROOM
- BREATHTAKING VIEWS TO THE FRONT AND REAR OF THE PROPERTY
- SET OVER THREE FLOORS
- EPC RATING - D / COUNCIL TAX BAND - C

**Offers Over £300,000**



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## DESCRIPTION

Hunters Wetherby are proud to present this delightful mid-terrace house on Garnett Terrace which offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by an open and airy entrance hall that sets a warm and inviting tone for the rest of the home.

The generous reception room boasts a stunning exposed brick fireplace with open fire which really is the focal point to this room. This lovely lounge is perfect for relaxing evenings or entertaining friends and family.

The heart of the home is undoubtedly the beautiful rustic kitchen diner, which boasts a range of wall and base units, complemented by a gorgeous green with gold features rangemaster cooker that sits perfectly in the exposed brick alcove adding character to the home. Ample storage cupboards ensure that everything has its place.

The first floor features three bedrooms, including two generous double rooms that are bright and airy, alongside a single bedroom that can easily serve as an office space. The house bathroom consists of shower over the bath, low-level W.C., and wash hand basin.

The second floor boasts the master bedroom, complete with an en-suite bathroom that features a contemporary walk-in shower, a low-level W/C, and a stylish vanity unit. The two Velux windows flood the room with natural light, creating a bright and airy retreat where you can unwind after a long day.

Externally, the front of the house is adorned with a small lawned area, complemented by a neat pathway leading to the front door, framed by attractive hedge boundaries that enhance the property's curb appeal.

At the rear, you will find a lovely garden, predominantly laid to lawn, which offers a serene outdoor space for children to play or for hosting summer gatherings. The patio area provides an excellent spot for outdoor seating, perfect for enjoying al fresco dining or simply unwinding in the fresh air. There is also off street parking to the rear of the property.

One of the standout features of this home is the breathtaking views of the surrounding fields, which can be enjoyed from various windows throughout the house. This picturesque setting creates a tranquil atmosphere.





## Garnett Terrace, Tadcaster, LS24

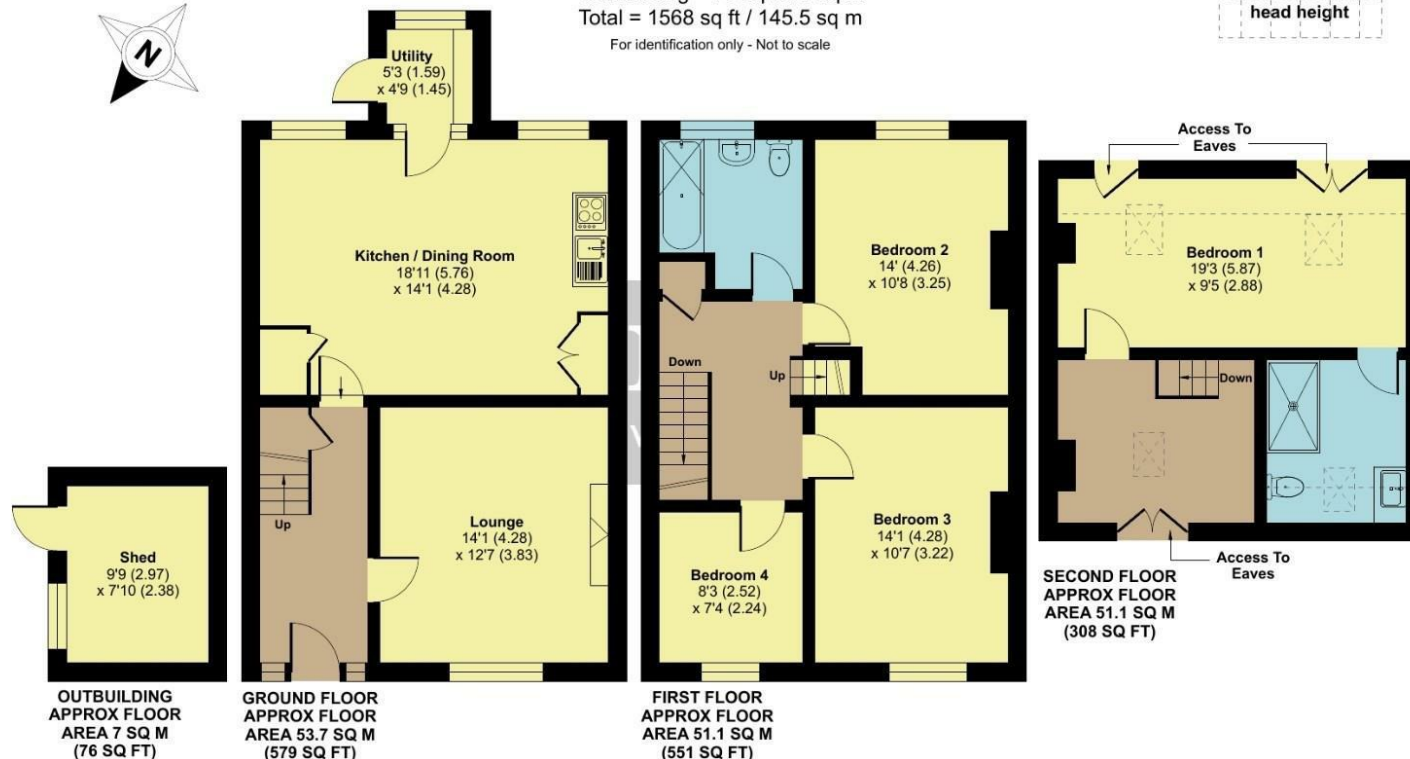
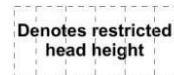
Approximate Area = 1438 sq ft / 133.5 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1568 sq ft / 145.5 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). © nrichcom 2024. Produced for Hunters Property Group. REF: 1250692

### Viewings

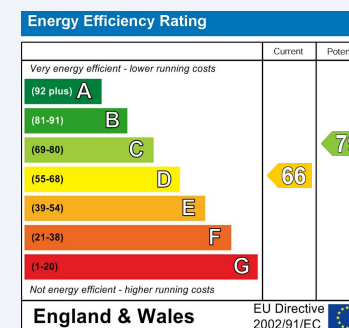
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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