



## Edgerton Garth, Tadcaster, LS24 9QP

- DETACHED BUNGALOW
- LARGE LOUNGE/DINER
- SOUGHT AFTER LOCATION
- THREE BED
- IMMACULATE THROUGHOUT
- EPC C / COUNCIL TAX D

**Asking Price £425,000**



# Edgerton Garth, Tadcaster, LS24 9QP

## DESCRIPTION

A spacious and beautifully appointed three-bedroom detached bungalow, occupying a generous corner plot within a quiet cul-de-sac in one of Tadcaster's most sought-after residential developments.

This exceptional home offers spacious, versatile accommodation throughout and has been thoughtfully maintained and upgraded to create a stylish and comfortable living environment, ideal for a range of buyers.

The welcoming entrance porch leads into a central hallway, providing access to all principal rooms. The impressive living and dining room is light and airy, with large windows allowing an abundance of natural light to flood the space, while a feature fireplace creates a warm focal point for relaxing evenings.

The well-equipped modern kitchen offers an excellent range of fitted units and integrated appliances, including a Neff double oven, induction hob, washing machine, slimline dishwasher and fridge freezer. A side access door provides convenient access to the garden and driveway.

The contemporary family bathroom has been tastefully upgraded and features a walk-in shower with floor-to-ceiling tiling, a separate bath, wash hand basin, WC and heated towel rail.

The generous principal bedroom enjoys attractive views over the rear garden and benefits from extensive fitted wardrobes, providing excellent storage. There are two further double bedrooms, one of which is currently used as a craft room but offers flexibility as a formal dining room, home office or additional sitting room. Patio doors from this room open directly onto the rear garden.

Externally, the property continues to impress. The beautifully maintained rear garden has been designed for low-maintenance enjoyment and features a spacious patio seating area, attractive flower beds, a summer house and a single garage, creating the perfect space for relaxing or entertaining.

To the side, a substantial driveway provides off-street parking for up to seven vehicles, an exceptional feature that also offers ample space for a motorhome or camper van.

Situated in the highly desirable market town of Tadcaster, the property enjoys excellent access to the A1(M) and M1 motorway networks, making it ideal for commuters. A wide range of local amenities, including independent shops, supermarkets, cafés, restaurants and leisure facilities, are all within easy reach. The surrounding countryside offers fantastic walking and cycling routes, while the historic city of York and the vibrant city of Leeds are both within comfortable driving distance, providing an extensive choice of shopping, dining, entertainment and cultural attractions.

This is a superb opportunity to acquire a spacious, move-in-ready bungalow in an enviable location, combining generous living accommodation, versatile space and exceptional parking with beautifully presented gardens.

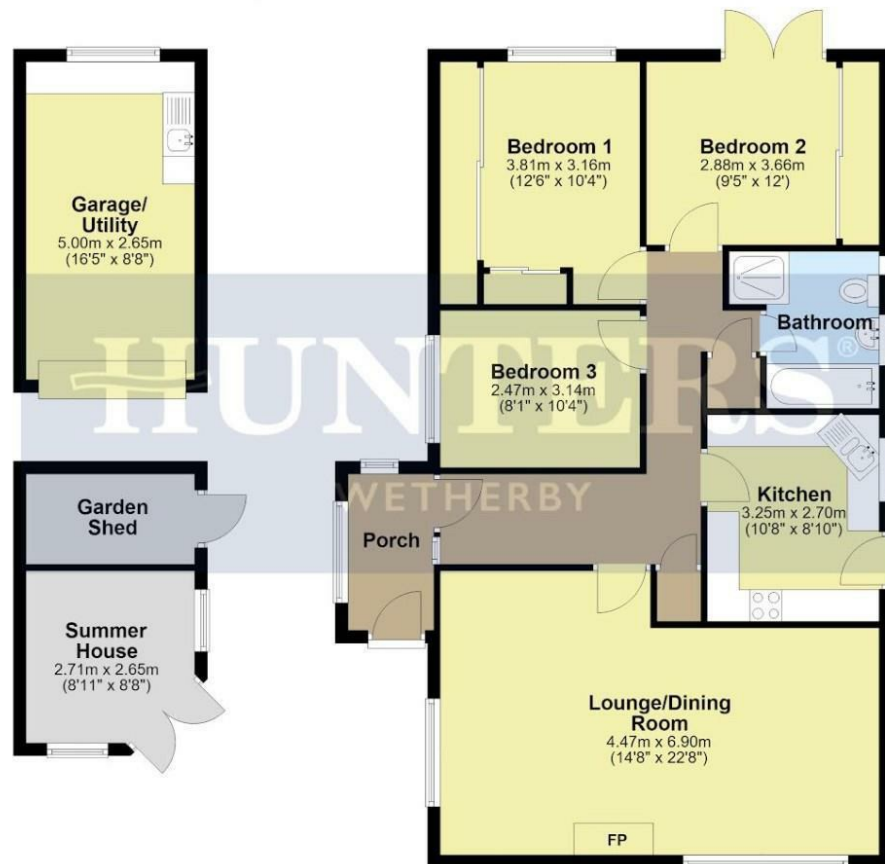






### Ground Floor

Approx. 113.6 sq. metres (1222.5 sq. feet)



Total area: approx. 113.6 sq. metres (1222.5 sq. feet)

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

### 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 70                      | 78        |
|                                             |  | EU Directive 2002/91/EC |           |

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.