



## Sandfield Terrace, Tadcaster, LS24 8AW

- THREE BEDROOM MID TERRACE HOUSE
- SOUGHT AFTER LOCATION
- LOW MAINTENANCE COURTYARD TO THE REAR
- NO ONWARD CHAIN AND IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- ON-STREET PARKING
- EPC RATING - D / COUNCIL TAX - B

**Offers Over £200,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Sandfield Terrace, Tadcaster, LS24 8AW

## DESCRIPTION

\*\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\*\*

Hunters Wetherby are proud to present to the market this three bedroom mid-terrace house, set in the sought after town of Tadcaster.

Upon entering the property, you are welcomed into the spacious lounge which offers laminate flooring and a log burning stove set on a brick fireplace with a wooden mantle and surround. This creates a cosy atmosphere and the ideal environment for relaxation.

The kitchen and utility room complete the downstairs, a range of fitted wall and base units provide storage, with integrated appliances including the electric hob, electric oven with the utility room providing plumbing for a washing machine and an electric style heater. This room also provides access to the rear courtyard.

The first floor boasts the master bedroom which is a well sized double bedroom, with ample space for bedroom furniture, a period cast iron feature fireplace provides character to this room.

The spacious house bathroom is comprised of a walk in shower cubicle, bath, low level WC and hand wash basin, with the added convenience of a built in storage cupboard.

To the second floor, bedroom two and three offer well sized bedrooms with space for furniture.

To the rear, brick wall boundaries surround a paved patio, with a brick outbuilding providing additional storage. A gate provides access to the rear of the property.

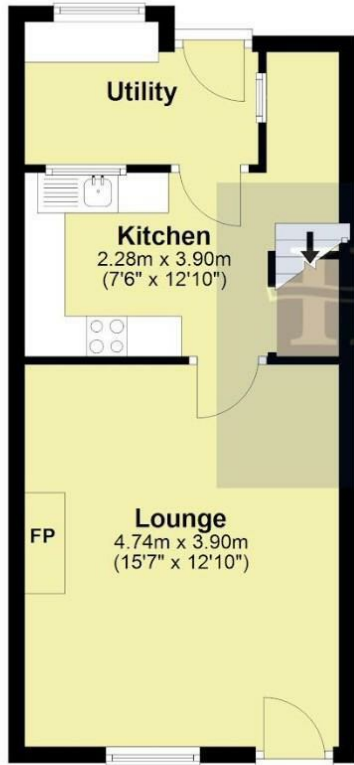
Tadcaster is a popular market town located just 10 miles south-west of York and 12 miles north-east of Leeds. Tadcaster has three primary schools and the well-regarded Tadcaster Grammar School for secondary and further education. Its amenities are excellent, including a busy high street, a swimming pool and leisure centre, a medical centre, supermarket, community library, Tadcaster Albion Football club and Tadcaster Magnets, a popular sports and social club. The town is served by a regular local bus service that runs from Leeds through to York and the Yorkshire Coast and is perfectly positioned close to all major road networks which makes it ideal for commuters.





### Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



### First Floor

Approx. 25.6 sq. metres (275.8 sq. feet)



### Second Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 88.1 sq. metres (947.9 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>



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		68	
		78	
England & Wales		EU Directive 2002/91/EC	England & Wales
			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

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE