







Marlborough Drive, Tadcaster, LS24 9JU

- THREE BEDROOM SEMI-DETACHED HOUSE IN POPULAR TADCASTER
- MODERN KITCHEN WITH BREAKFAST ISLAND AND INTEGRATED APPLIANCES
- EPC - D / COUNCIL TAX - C
- SPACIOUS LIVING ROOM WITH ATTRACTIVE BAY WINDOW AND FEATURE FIREPLACE
- GENEROUS REAR GARDEN WITH PATIO AREA AND DETACHED GARAGE

HUNTERS®
HERE TO GET *you* THERE

Asking Price Asking Price £335,000

Marlborough Drive, Tadcaster, LS24 9JU

DESCRIPTION

Situated in the popular location of Tadcaster, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, complemented by a fantastic kitchen and dining space, a generous rear garden, detached garage and ample off-street parking.

Upon entering the property, you are welcomed into a porchway leading through to a spacious entrance hallway, providing access to the principal ground-floor accommodation.

The living room is a bright and inviting space, featuring a large front-facing bay window which allows an abundance of natural light to flood the room. A charming fireplace, complete with a marble and wood surround, creates an attractive focal point, adding character and warmth to the space.





The kitchen is a fantastic feature of the home, offering a well-designed space ideal for both everyday living and entertaining. It is fitted with a gas hob, integrated electric oven, fridge freezer and full-size integrated dishwasher, alongside a useful breakfast island providing additional preparation space. Sliding patio doors seamlessly connect the kitchen to the rear garden, creating an excellent flow between indoor and outdoor living, particularly during the warmer months.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a front-facing bay window, allowing plenty of natural light to enter the room, while the second bedroom overlooks the rear garden. Both bedrooms offer ample space for additional wardrobes and storage. The third bedroom also enjoys a front-facing window and is currently utilised as a home office, offering flexibility to suit a variety of needs.





The family bathroom comprises a freestanding bath, walk-in shower, wash basin and low-level WC.
Externally, the rear garden provides a wonderful outdoor space, predominantly laid to lawn and complemented by a patio area, ideal for entertaining, relaxing or enjoying al fresco dining. The garden offers a pleasant retreat, while a detached garage provides useful additional storage or parking.

To the front, the property benefits from a large concrete driveway providing ample off-street parking and leading to the detached garage, alongside a mature shrub border which adds greenery and character.

Tadcaster is ideally situated within the Lower Wharfe Valley, offering 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.




ON CLOUD
WINE





Ground Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 97.8 sq. metres (1052.4 sq. feet)

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

Viewings

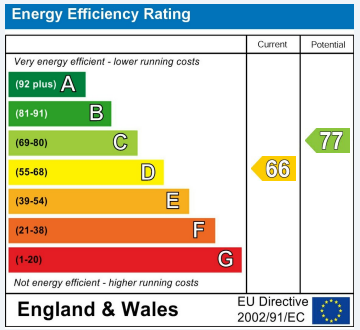
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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

HUNTERS®
HERE TO GET *you* THERE