Manor Road, Tadcaster

Tenure: Freehold

- TWO BEDROOM SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER AREA
- WELL MAINTAINED GARDENS & GARAGE
- GAS FIRE WITH BRICK FIREPLACE
- EPC RATING - C / COUNCIL TAX - C

Asking Price £250,000

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DESCRIPTION

Hunters Wetherby are delighted to present to the market this two-bedroom semi-detached bungalow, situated on the popular Manor Road. The property benefits from well-maintained gardens and an abundance of natural light throughout.

The accommodation briefly comprises an entrance hall providing access to a spacious lounge, kitchen, two bedrooms and the house bathroom.

The generously proportioned lounge offers an ideal space for relaxing and entertaining, with a large window allowing plenty of natural light to fill the room. A feature brick fireplace with gas fire creates a warm and cosy focal point.

Leading from the lounge, the kitchen offers a range of wall and base units, providing ample storage and workspace. There is an integrated cooker, along with space for a washing machine and under-counter fridge. A door provides convenient access to the side of the property.

The property benefits from two bedrooms. Bedroom one is a spacious double room featuring fitted wardrobes and an additional built-in cupboard, offering excellent storage.

The house bathroom is fitted with a low-level WC, hand wash basin and bath with shower over.

Externally, the front garden is mainly laid to lawn with mature shrub and plant borders. A paved driveway leads to iron gates, providing access to the rear of the property.

To the rear, the garden is partially laid to lawn with a patio area, offering an ideal space for outdoor seating and relaxation. The garden also provides access to the garage, with fencing and a mature conifer creating boundaries with neighbouring properties.

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.

Total area: approx. 71.2 sq. metres (766.0 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.

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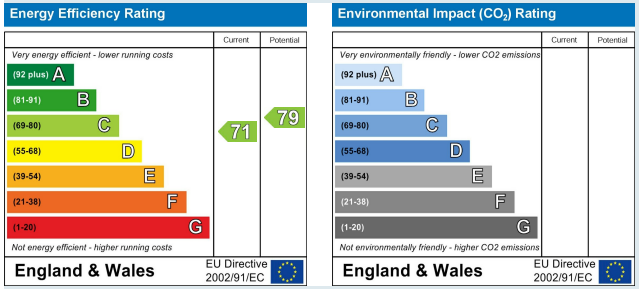
Council Tax: C

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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