



Stutton Road, North Yorkshire

- THREE-BEDROOM HOME WITH TWO NEWLY FITTED BATHROOMS
- ADAPTED GARAGE PROVIDING OFFICE, WC & UTILITY SPACE
- AMPLE PARKING, FOUR GARDEN SHEDS & MULTIPLE OUTDOOR SEATING AREAS
- GENEROUS CORNER GARDEN WITH NORTH-WEST FACING SUN TRAP
- NEW AIR SOURCE HEAT PUMP INSTALLED IN APRIL 2026
- EPC - D / COUNCIL TAX - C

Asking Price £435,000



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DESCRIPTION

Situated in a desirable position, this spacious and versatile three-bedroom home has been thoughtfully updated by the current owners, including the installation of a new air source heat pump in April 2026 and two newly fitted bathrooms. The property offers excellent living accommodation, attractive outdoor space and a number of useful additional areas, making it an ideal home for a growing family.

The property is approached via a welcoming entrance porch, with a generous gravelled front garden featuring mature planting and a block-paved driveway providing parking for approximately three cars.

Upon entering the home, the lounge offers a warm and inviting reception space, featuring a bay window to the front and an additional window to the side, allowing plenty of natural light into the room. A log burner, which is suitable for multi-fuel use, creates an attractive focal point and adds to the cosy feel of the room.

The dining room provides a fantastic space for entertaining and benefits from patio doors opening directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces. Stairs rise from the dining room to the first floor.

The kitchen is well equipped with an excellent range of wall and base units, providing plenty of storage and preparation space. The new heat pump system is conveniently housed within a cupboard, while the kitchen also provides space for freestanding appliances.

Also located on the ground floor is a second reception room, which could alternatively be used as a playroom or additional living space. A window overlooks the front of the property.

Bedroom three is another generous double bedroom located on the ground floor and benefits from a side-facing window. There is also a second bedroom, which is currently being used as a second living space and offers brilliant versatility.

The newly fitted ground-floor bathroom is finished to a high standard, featuring a walk-in shower, floor-to-ceiling tiling, heated towel rail, WC and wash hand basin with useful built-in storage.

To the first floor is the impressive principal bedroom, which offers a wonderfully cosy feel with attractive exposed beams and a large and particularly deep walk-in wardrobe, providing excellent storage. Adjacent to the principal bedroom is an additional room, which is currently being used as a nursey.

The newly fitted en-suite bathroom benefits from both a bath and separate shower, part-tiled walls and a Velux window, creating a bright and relaxing space.

Externally, the property continues to impress. The rear garden is a particularly attractive feature, benefiting from a north-west-facing position and enjoying excellent afternoon and evening sunshine. There is a combination of lawned areas, mature planting and multiple seating areas, including a lovely decking area to the side and a further patio/decking area to the rear.

The former single garage has been thoughtfully adapted to create a highly useful additional space, currently arranged as an office, with a separate WC and wash hand basin, together with a utility/storage area providing useful access to the outside. The property also benefits from four useful garden sheds, providing excellent additional storage.

Overall, this is a spacious and versatile home that combines generous accommodation with excellent outdoor space and a range of recent improvements. The combination of three bedrooms, two new bathrooms, multiple reception areas, a converted garage/office and a substantial corner garden makes this a property that truly needs to be viewed to be appreciated.







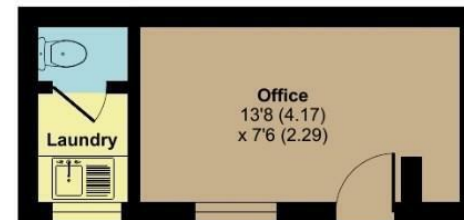
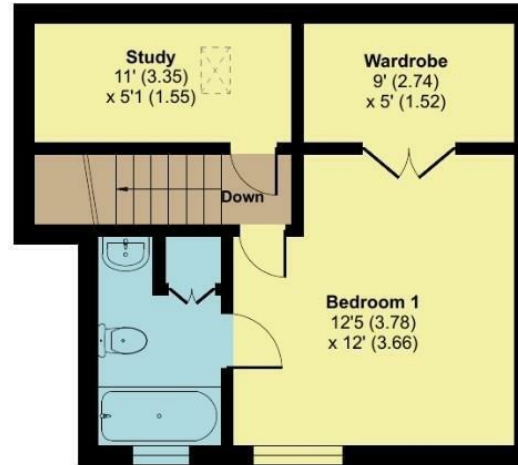
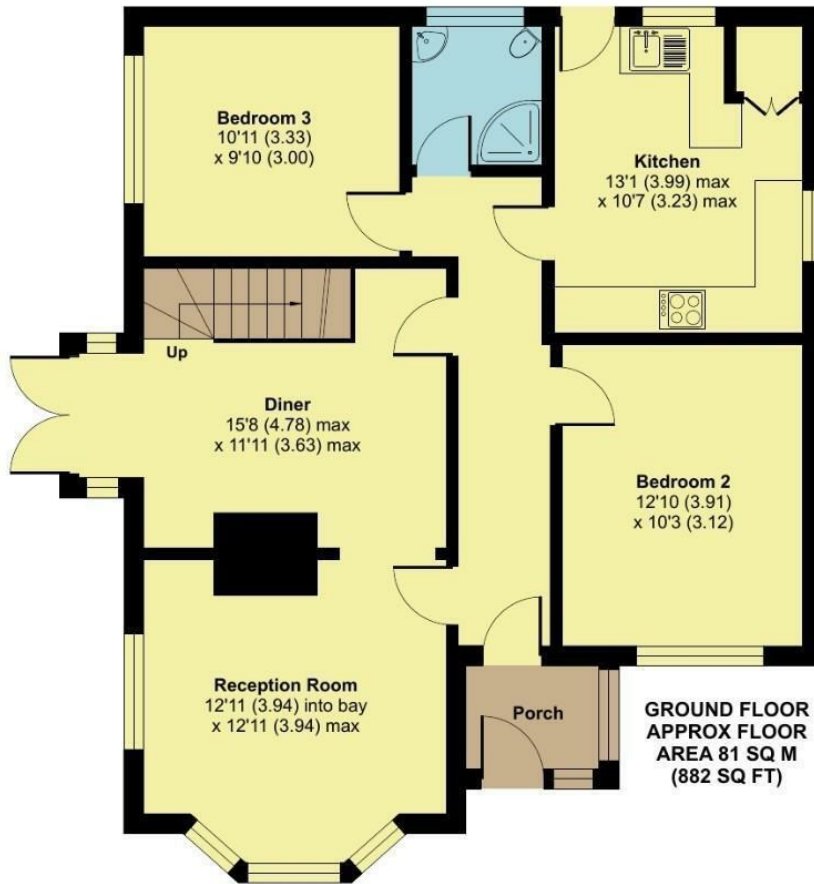
Stutton Road, Tadcaster, LS24

Approximate Area = 1224 sq ft / 113 sq m

Outbuilding = 135 sq ft / 12 sq m

Total = 1359 sq ft / 125 sq m

For identification only - Not to scale



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		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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.

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