



Garnett Terrace, Tadcaster, North Yorkshire, LS24 9BB

- THREE BEDROOM END TERRACE HOME
- OFF STREET PARKING TO FRONT AND REAR
- TADCASTER GRAMMAR SCHOOL CATCHMENT
- PANORAMIC VIEWS FROM THREE ASPECTS
- TUCKED AWAY ON A COUNTRY LANE
- EPC RATING- D / COUNCIL TAX- C

Asking Price £335,000



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DESCRIPTION

Hunters Wetherby are proud to present to market this charming and spacious three bedroom quaint and characterful end terrace stone built home, with open countryside views in three directions, it is a unique property for the area. Set in a peaceful location perfect for anyone looking for privacy and space.

Upon entrance of this property from the rear, you are met by the bright and welcoming entrance hall, with storage space for coats and shoes, that guides you to the ground floor which comprises of the lounge and the kitchen diner. Further storage is available in the roomy understairs cupboard. The front aspect features a cottage style oak door.

The cottage-style kitchen diner features a range of 'German oak' wall and base units, offering plenty of storage. The tile effect floor, granite worktops and black tiles, add to the cosy, homely feel of the room, while three windows flood the space with natural light. There is ample room for a dining table, and the kitchen is fitted with a stainless steel sink, 'Bosch' electric oven, and 'Neff' ceramic hob. A charming brick wine rack completes the space.

The lounge is a generous, inviting space which is perfect for relaxing and entertaining. The striking Adams style, gas living flame, feature fireplace creates a lovely focal point and adds to the sense of warmth and character. This well proportioned lounge offers the perfect amount of comfort making it a wonderful spot to unwind. The lounge benefits from a striking dual aspect views.

Ascending up the stairs, you reach the landing which features rustic, solid oak doors to each room.

Firstly, you are met by the principle bedroom. This room is a generous size offering plenty of space for a double bed and additional furniture. A large window fills the room with natural light creating a bright and airy feel, providing views over the open fields.

There are two further well proportioned bedrooms, the second benefiting from handmade built-in wardrobes that provide convenient storage and help maximise the space.

The spacious house bathroom is fitted with Italian marble wall tiles and is brimming with character, creating a space which is both practical and inviting. It features a built in panelled bath as well as a walk in shower for convenience. A low level W/C and wash hand basin complete the layout, offering everything needed for daily use.

Externally, the property features an attractive pebble border, complemented by neatly manicured shrubs that add colour and charm to the exterior as well as this the gravel driveway provides private off road parking and additionally street parking may be available.

The rear garden which is pebbled and paved complete with double gates and decking. This charming outdoor space, that traps the suns, is low-maintenance and provides the perfect spot to enjoy a morning coffee or to simply unwind in peace and the fencing provides privacy. The gates allow flexibility that can provide an additional two car parking spaces.

This is an ideal home for someone seeking a perfect blend of village life and excellent community links.

Located in the popular town of Tadcaster, this property offers great access to major road networks to Leeds and York, access to an array of local amenities including medical centre, restaurants, public houses, shops, supermarket and leisure facilities. It is also in the catchment for the renowned Tadcaster Grammar School.

This is a rare opportunity to purchase a country cottage style home, offering style, warmth and value, enquire now to avoid missing out!

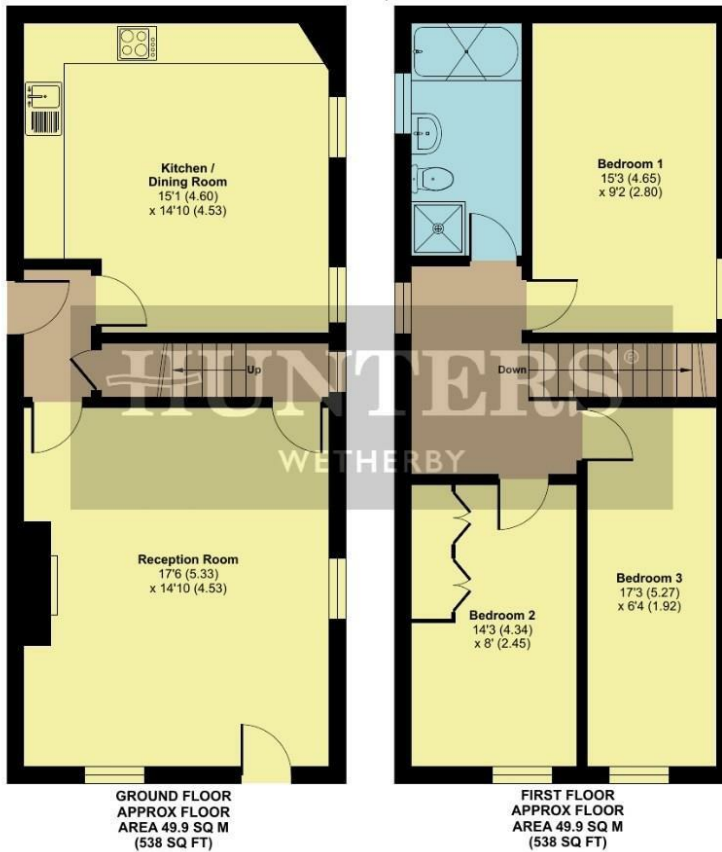




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Approximate Area = 1076 sq ft / 99.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hunters Property Group. REF: 1349249

Viewings

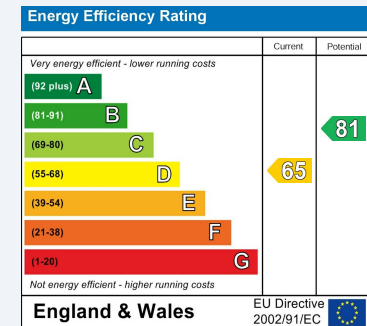
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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