

## Stutton Road, Tadcaster, LS24 9HE

- 3 BEDROOM DETACHED HOUSE
- EN-SUITE
- THREE RECEPTION ROOMS
- CORNER PLOT
- CLOSE TO AMENITIES
- EPC RATING - C / COUNCIL TAX BAND - E

**Asking Price £425,000**





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## DESCRIPTION

Nestled on Stutton Road in the charming town of Tadcaster, this delightful detached house which sits on a corner plot offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a property to put their own stamp on.

The ground floor consists of lounge, dining room, study and sun room. The layout of the home ensures that each room flows seamlessly into the next. The dining room features tall ceilings that create an airy atmosphere with a large Velux window to allow natural light to flood the space.

The kitchen is located at the rear of the property boasting a lovely view of the garden. It is fitted with a comprehensive range of wall and base units, ensuring ample storage and functionality. The kitchen is equipped with an integral oven, hob, microwave, and dishwasher. Additionally, a convenient utility room is available, featuring plumbing for a washer and space for a fridge freezer, enhancing the practicality of daily living. The utility room provides practical internal access to the double garage.

The first floor features a well-appointed house bathroom and three generous bedrooms. The master bedroom benefits from built-in wardrobes and an en-suite wet room, complete with a low-level W/C and a vanity unit.

Completing the first floor is the house bathroom which consists of fully tiled walls, large walk-in shower, low-level W.C., and vanity unit.

Externally, the property features off-street parking for two vehicles at the front, making access easy and hassle-free. The rear garden is a true gem, with paved areas that are perfect for outdoor seating, allowing you to enjoy al fresco dining or simply unwind in the fresh air under the charming pagola.

To the side, the garden is predominantly laid to lawn, bordered by hedges and fences that provide privacy and a sense of seclusion. Mature shrubs enhance the garden's appeal, creating a tranquil oasis for gardening enthusiasts or those who appreciate a well-kept outdoor space.











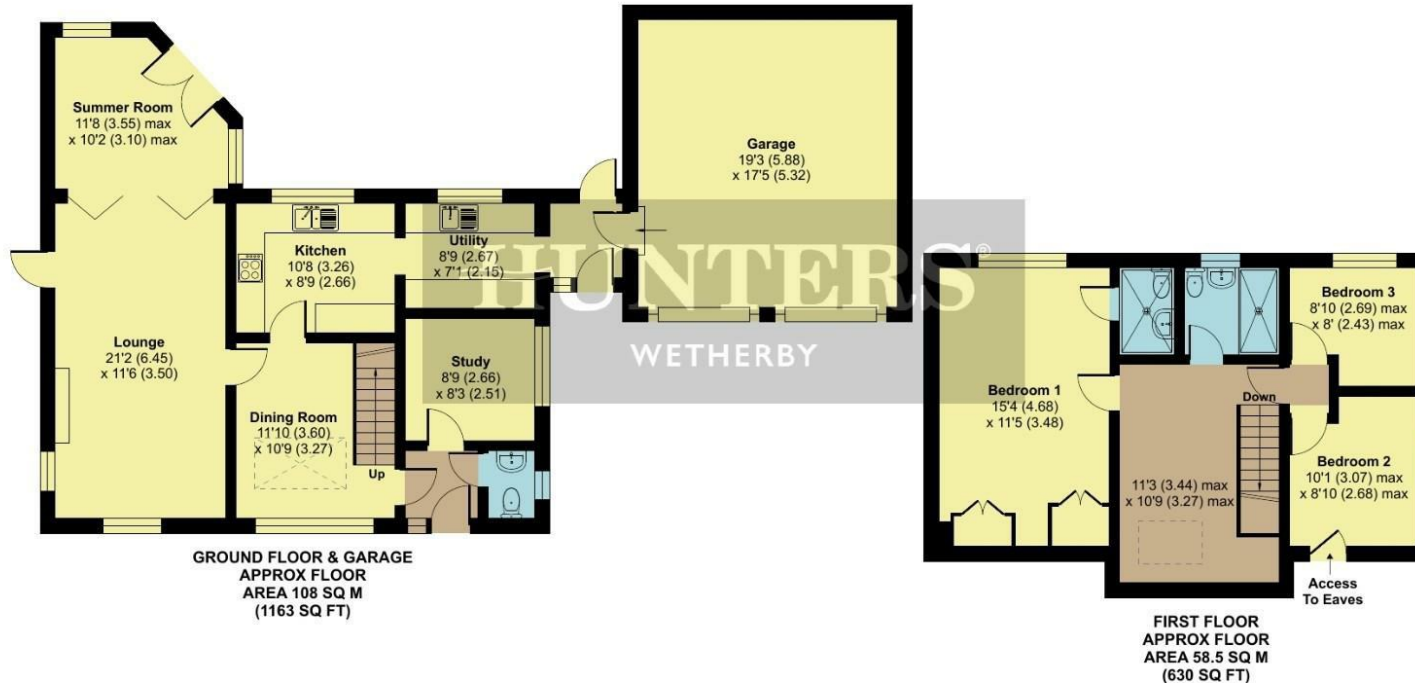
## Stutton Road, Tadcaster, LS24

Approximate Area = 1456 sq ft / 135.3 sq m

Garage = 337 sq ft / 31.3 sq m

Total = 1793 sq ft / 166.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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### Viewings

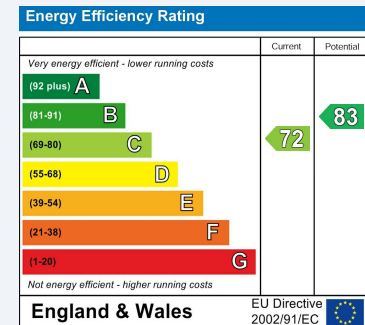
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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