



Golf Links Avenue, Tadcaster, LS24 9HF

- THREE BEDROOM DETACHED HOUSE
- TWO GARAGES
- LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION
- MODERN KITCHEN AND BATHROOM
- COUNCIL TAX - E

Asking Price £495,000



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DESCRIPTION

Hunters Wetherby are proud to market this three bedroom detached home which occupies a prime position in this highly sought after quiet cul-de-sac, this three bedroom house offers a spacious and versatile layout both inside and out. The property has been renovated throughout by the current owner, including a recently installed heating system, kitchen, bathroom, W/C and all internal doors have also been replaced.

A welcoming entrance lobby offers windows to both sides with engineered oak flooring flowing seamlessly into the lounge and dining area, creating a warm and cohesive feel. From the hallway, stairs rise to the first-floor accommodation and there is a useful understairs storage cupboard.

Positioned to the right, the spacious lounge is an impressive room filled with natural light from windows to the front finished with be-spoke shutters. A newly installed electric fire set within a surround forms an attractive focal point.

The kitchen, situated to the rear of the property, provides an excellent space for both cooking and food preparation. Recently installed with Howdens grey fitted wall and base units, "Soapstone" worktops, the kitchen benefits from integrated appliances including an eye level microwave oven and combination oven, electric hob with extractor over, slimline dishwasher and washing machine.

From the kitchen, the dining room provides a versatile space with panoramic views of the garden. There is ample room for additional seating arrangements. The sunroom also offers a light and airy environment with patio doors allowing access to the rear garden.

The ground floor also benefits from a highly versatile additional reception room, currently utilised as a bedroom but equally suited to use as a home office, playroom or family room.

Adjacent to bedroom one is a well-appointed bathroom, finished with neutral wall and floor tiles and comprising a walk in shower cubicle, free standing bath, low level WC and wash hand basin set within a storage unit. To the first floor are two further bedrooms, study and a separate WC.

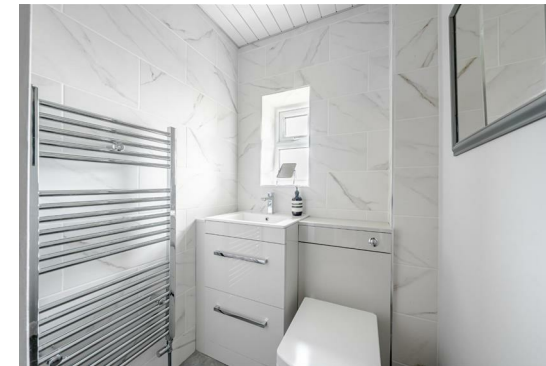
Bedroom 2 is a generously sized double, benefiting from fitted furniture, while still allowing ample room for further freestanding pieces.

Bedroom three is another well-proportioned double room again with useful hanging space built into the eaves.

Externally, the property enjoys beautifully maintained gardens with mature shrubs and well-stocked borders. Paved seating areas provide ideal spaces for outdoor entertaining.

To the front, a generous driveway provides ample off-street parking for multiple vehicles and leads to twin garages.

Tadcaster is a popular market town located just 10 miles south-west of York and 12 miles north-east of Leeds. Tadcaster has three primary schools and the well-regarded Tadcaster Grammar School for secondary and further education. Its amenities are excellent, including a busy high street, a swimming pool and leisure centre, a medical centre, supermarket, community library, Tadcaster Albion Football club and Tadcaster Magnets, a popular sports and social club. The town is served by a regular local bus service that runs from Leeds through to York and the Yorkshire Coast and is perfectly positioned close to all major road networks which makes it ideal for commuters.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

