



Willow Rise, , Tadcaster, North Yorkshire, LS24 9LG

- RECENTLY EXTENDED PROPERTY
- COUNTRYSIDE VIEWS
- TADCASTER GRAMMAR SCHOOL CATCHMENT
- FOUR BEDROOMS
- GREAT COMMUTER LINKS
- EPC - D / COUNCIL TAX - D

Offers In Excess Of £420,000



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DESCRIPTION

Hunters Wetherby are delighted to present this beautifully extended four-bedroom detached family home, situated in the highly sought-after market town of Tadcaster and within the catchment area for the highly regarded Tadcaster Grammar School. Occupying a generous plot with a stunning landscaped private rear garden, this exceptional home has been extensively improved by the current owners, offering stylish, modern living throughout.

Recent upgrades include a new roof, new front and rear doors, two luxurious new bathrooms, with the ground floor bathroom benefiting from underfloor heating, along with a host of high-quality finishes throughout. The property also benefits from planning permission for a further single-story extension, which would create an impressive open-plan kitchen/dining/family room with a utility room and striking lantern roof.

The welcoming entrance hall features attractive Karndean herringbone flooring, ideal for this busy area of the home, together with a useful under-stairs storage cupboard.

The contemporary kitchen has been recently refitted with an excellent range of wall and base units, granite worktops, and integrated appliances including a dishwasher and washer/dryer. Adjacent to the kitchen is a stylish ground floor shower room, fitted with a modern three-piece suite comprising a walk-in rainfall shower, low-level WC, wash hand basin, heated towel rail, and underfloor heating.

The kitchen flows into the dining room, where French doors open onto the beautifully landscaped rear garden, creating the perfect space for entertaining. The adjoining lounge offers a warm and inviting atmosphere, centred around a gas fire, making it an ideal place to relax with family.

The thoughtfully reconfigured first floor offers four well-proportioned bedrooms, a contemporary family bathroom, and a superb en-suite to the principal bedroom.

The spacious principal bedroom enjoys fitted wardrobes, picturesque countryside views, and a recently installed en-suite shower room featuring a walk-in rainfall shower, low-level WC, wash hand basin with granite worktop.

Bedroom two is another generous double room, enhanced by a vaulted ceiling and a front-facing window that fills the room with natural light while taking full advantage of the far-reaching views. Bedroom three is a further spacious double overlooking the rear garden.

The extension has created a well-sized fourth bedroom, currently utilised as a home office, complete with fitted wardrobes providing excellent storage.

The family bathroom is beautifully appointed with a modern four-piece suite comprising a panelled bath, separate walk-in shower, low-level WC, and wash hand basin.

Externally, the property continues to impress with a beautifully landscaped, south east facing enclosed private rear garden featuring a well-maintained lawn, Indian stone patio seating area, and fenced boundaries, providing the perfect setting for outdoor entertaining and family enjoyment. To the front, an integrated garage and private driveway provide ample off-street parking for multiple vehicles.

This outstanding family home combines spacious accommodation, quality finishes, and exciting future potential in one of the area's most desirable locations. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Set in the popular location of Tadcaster the town offers great local amenities including the Leisure Centre, Supermarkets, Restaurants and Bars. The property is also conveniently positioned for Tadcaster Grammar School and there are wonderful Primary Schools in the town.

Agents note: This property has had a planning application approved for single storey extension to the rear. Decision No - 2022/0968/HPA





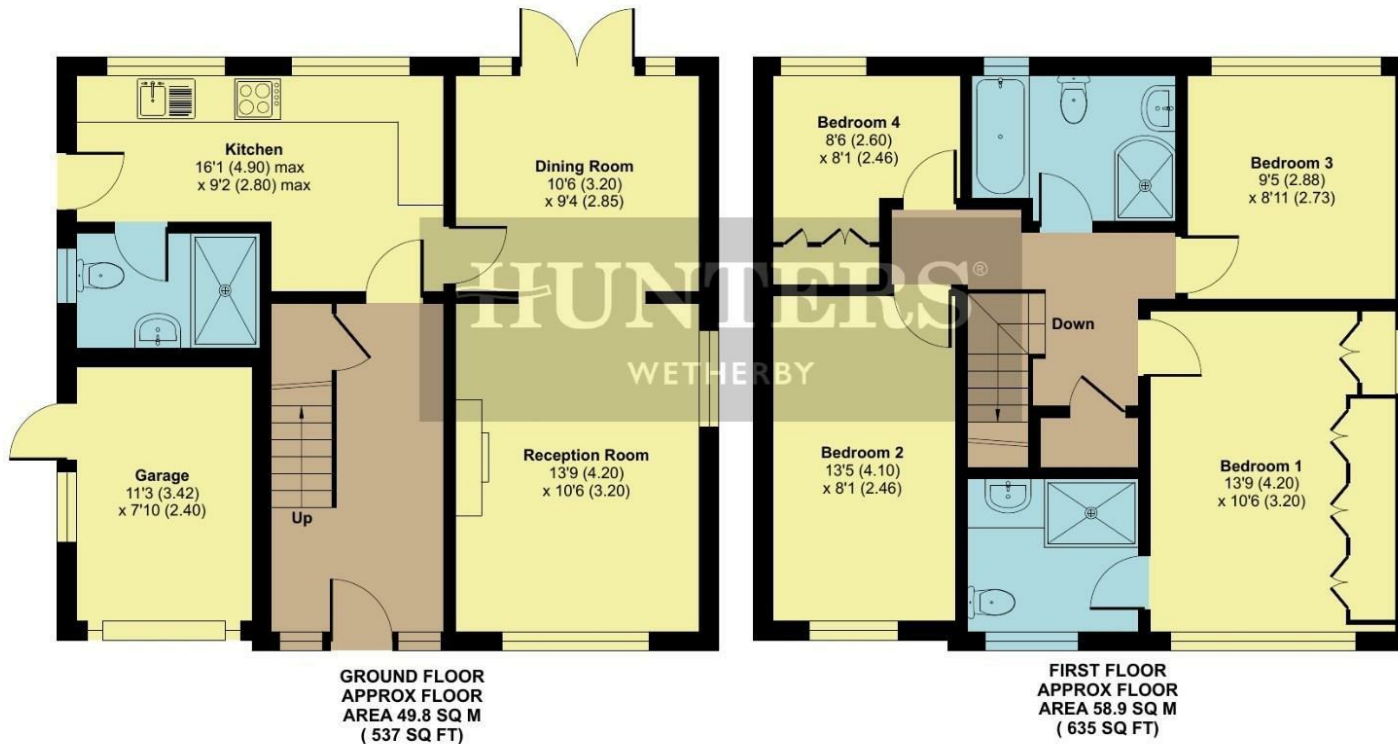
Willow Rise, Tadcaster, LS24

Approximate Area = 1172 sq ft / 108.8 sq m

Garage= 82 sq ft / 7.6 sq m

Total = 1254 sq ft / 116.4 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). © nichecom 2025. Produced for Hunters Property Group. REF: 1332610

Viewings

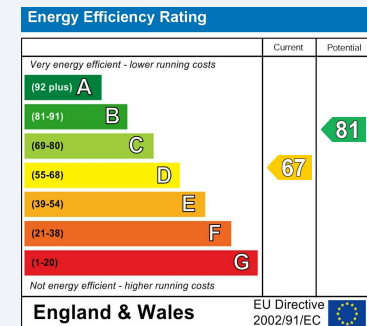
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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