



Calcaria Road, Tadcaster, West Yorkshire, LS24 9HH

- TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME
- OFF-STREET PARKING AND GARAGE
- SOUGHT AFTER LOCATION
- SUPERB OPEN PLAN KITCHEN/DINING AREA
- OVER 90FT REAR GARDEN
- EPC RATING D / COUNCIL TAX C

Offers Over £250,000



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DESCRIPTION

Situated in the highly sought-after market town of Tadcaster, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation, ideal for families and professional couples alike.

Tadcaster provides an excellent range of day-to-day amenities including banks, building societies, doctors, dentists, independent shops, cafés, restaurants and traditional public houses. The town also boasts an award-winning swimming pool and gym, while the nearby A1(M) offers excellent transport links to Leeds, York, Harrogate and the wider motorway network. The property is also conveniently located close to the highly regarded Tadcaster Grammar School.

The current owner has undertaken a programme of improvements throughout, creating a wonderful home that is ready for its next owners to move straight in and enjoy.

Upon entering, you are welcomed into a bright and spacious entrance hall with stairs leading to the first floor and useful understairs storage. To the right, the main living room provides a cosy yet generous reception space, featuring a large front-facing window and an attractive electric fireplace, making it the perfect place to relax and unwind.

The heart of the home is undoubtedly the stunning, recently updated kitchen. Fitted with an excellent range of wall and base units, it features a built-in oven and gas hob, a Belfast-style porcelain sink and a spacious central island, ideal for both everyday living and entertaining. A practical utility area is located just off the kitchen, offering space for a fridge freezer, washing machine and tumble dryer.

Flowing seamlessly from the kitchen is an attractive garden room, enjoying delightful views over the rear garden and providing a versatile space for dining, entertaining or simply relaxing.

To the first floor, there are two generously sized double bedrooms, a spacious single bedroom and a family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from a driveway providing off-street parking for two vehicles. To the rear, the beautifully maintained garden is a real highlight, featuring a large patio seating area, mature planting and a substantial lawn, creating the perfect outdoor space for families and summer entertaining.

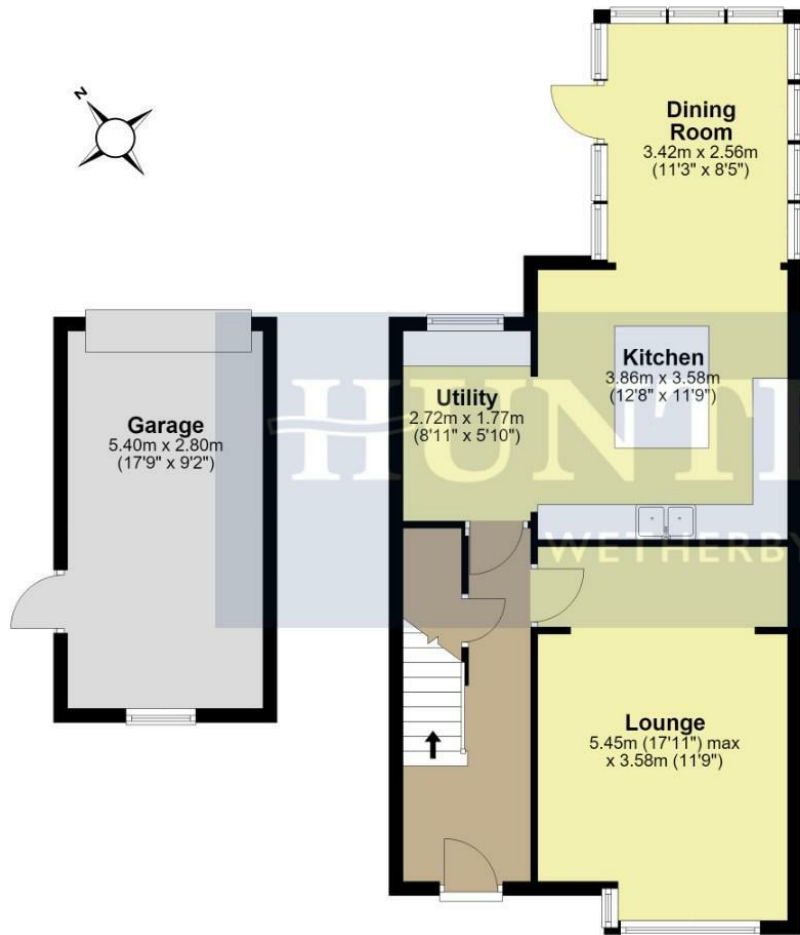
An exceptional home in a prime location, early viewing is highly recommended.





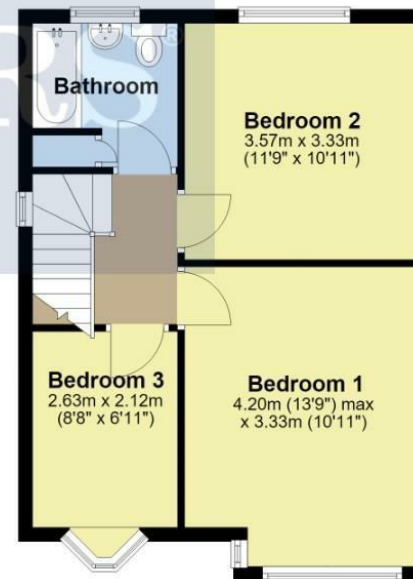
Ground Floor

Approx. 71.9 sq. metres (773.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 112.9 sq. metres (1215.6 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

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	72	78
	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.