



Church Lane, Tadcaster

- GENEROUS GARDEN PLOT
- MULTI FUEL BURNER
- SCOPE FOR IMPROVEMENT
- OFF STREET PARKING
- TWO BEDROOMS
- EPC RATING - E / COUNCIL TAX - B

Asking Price £275,000



Tenure: Freehold

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Church Lane, Tadcaster

DESCRIPTION

Hunters Wetherby are delighted to bring to the market this two-bedroom semi-detached property, situated in the sought-after village of Wighill. Offering generous outside space and off-street parking, this property presents an exciting opportunity for those looking for a home with potential to modernise and make their own.

The ground floor features a spacious kitchen fitted with a range of wall and base units, with space for an electric cooker. The lounge provides a welcoming focal point with a multi-fuel burner set within a brick surround and hearth, creating a cosy space for relaxing with family.

To the rear is a spacious conservatory, overlooking the garden and providing direct access to the outside via French doors. The ground floor is completed by the utility room and two useful under stairs cupboards.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefitting from a convenient built-in cupboard. The accommodation is completed by a bathroom comprising of a bath and hand wash basin, with a separate low-level WC.

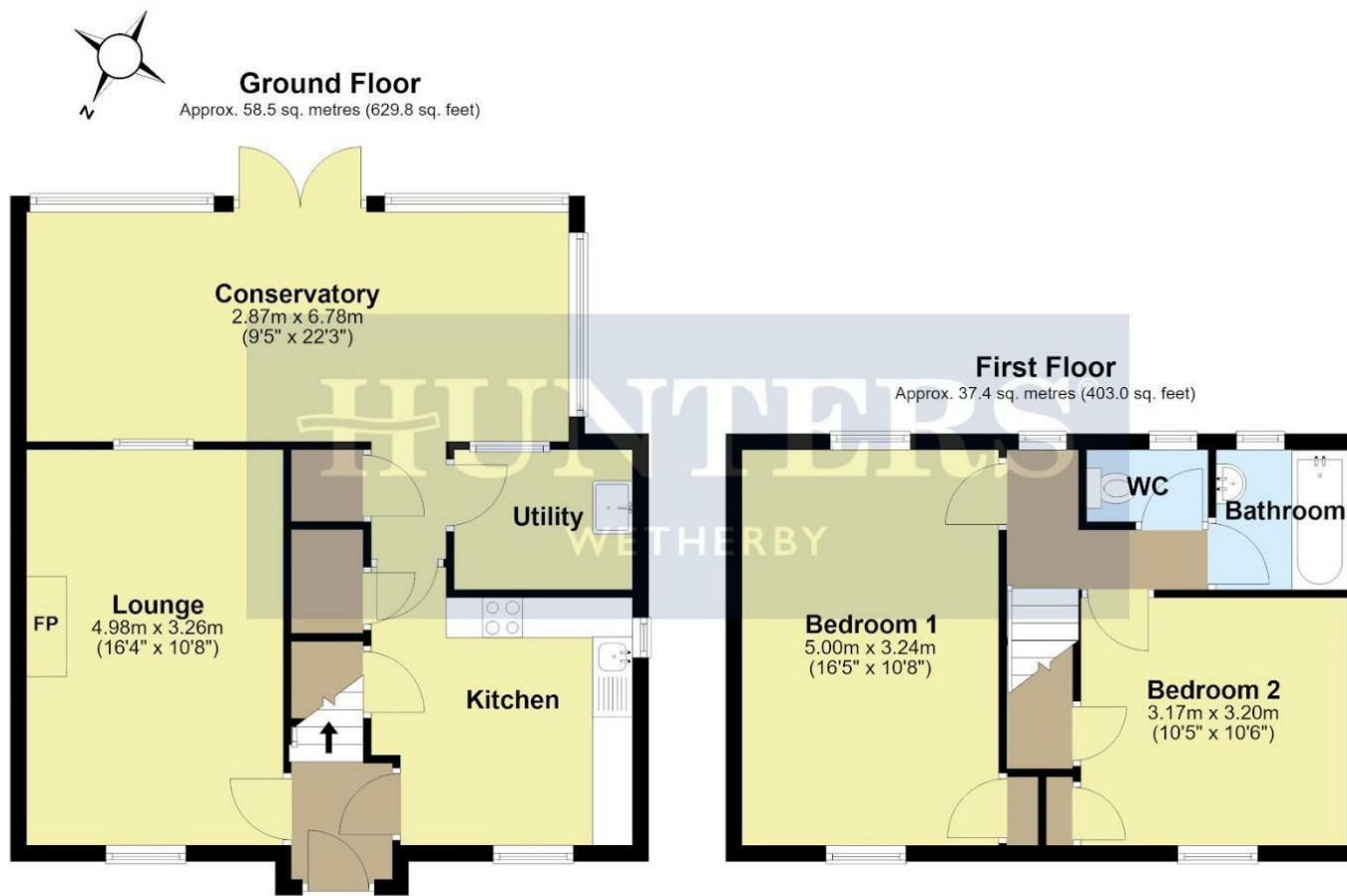
Externally, the property enjoys a generous rear garden, with plenty of scope for landscaping and is predominantly laid to lawn with a pathway leading to useful storage sheds.

To the front, a driveway provides convenient off-street parking, with an additional pebbled area completing the frontage.

Wighill is a charming rural village near Tadcaster, surrounded by beautiful countryside and peaceful farmland. With its traditional character, quiet roads and scenic views, Wighill offers a relaxed village atmosphere while still being conveniently close to Tadcaster, Wetherby and the surrounding villages.



Council Tax: B



Total area: approx. 95.9 sq. metres (1032.8 sq. feet)

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

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

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