



## Leeds Road, Tadcaster, LS24 9LA

- BEAUTIFULLY PRESENTED END OF TERRACE
- FRONT AND REAR GARDEN
- OFF STREET PARKING FOR MULTIPLE CARS
- FOUR DOUBLE BEDROOMS
- RICH IN CHARACTER
- EPC RATING E / COUNCIL TAX BAND D

**Offers Over £410,000**



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## DESCRIPTION

Hunters Wetherby are excited to present to the market this beautifully presented end of terrace house in the sought after town of Tadcaster. Offering four generously proportioned bedrooms, this impressive property provides an exceptional opportunity for families seeking both space and versatility in a charming setting.

Rich in character yet thoughtfully updated for modern living, the home immediately impresses upon entry. A welcoming porch provides the perfect space to remove outerwear.

The hallway provides access to a conveniently located downstairs w/c which sits across from a sizeable dining room.

The lounge provides the perfect space to unwind and relax with the feature fireplace that provides a focal point to the room and the large windows which pair beautifully to enable a cosy environment for families to enjoy.

A breakfast room offers the added convenience of additional seating and sits beside the kitchen allowing the perfect space for entertaining guests or enjoying family time. The kitchen boasts a modern and sleek finish featuring a range of wall and base units alongside the stunning wood effect worksurfaces, with space available for a range cooker, washing machine and fridge freezer.

The first floor offers three well sized bedrooms, each boasting a feature fireplace, as well a bathroom and a shower room.

The partially tiled house bathroom is comprised of a panelled bath, low level wc and hand wash basin.

The shower room is comprised of a shower cubicle, low level wc and hand wash basin.

This house also benefits from a second floor where two further bedrooms finish the property.

Externally the property comprises of a front and rear garden, with a mix of lawn and patio. Benefitting from ample off street parking with gated entrance.

Located in the popular town of Tadcaster, this property offers great access to major road networks, access to an array of local amenities including medical centre, restaurants, public houses, shops, supermarket and leisure facilities. It is also in the catchment for the renowned Tadcaster Grammar School.





