Auster Bank Road, Tadcaster

Tenure: Freehold

- THREE BEDROOM SEMI-DETACHED PROPERTY
- OFF STREET PARKING
- SPACIOUS FRONT AND REAR GARDENS
- MODERN TOUCHES THROUGHOUT
- OPEN PLAN KITCHEN/DINER
- TAX BAND B / EPC RATING C

Asking Price £289,000

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DESCRIPTION

Situated in the popular town of Tadcaster, this three bedroom semi-detached property is certainly move in ready and offers modern touches throughout.

Upon entering the property, you are welcomed into the entrance hall, which leads into the spacious open plan kitchen/diner. Fitted with a range of sleek wall and base units as well as integrated appliances including dishwasher, oven and hob, this space is ideal for meal preparation and enjoying meals with family.

The lounge is the perfect space to enjoy family nights in, with dual aspect windows this room is flooded with natural light creating a warm and cosy atmosphere. Completing the ground floor is a utility room.

To the first floor there are two spacious double bedrooms, with the third bedroom currently being used as a dressing room.

The house bathroom is comprised of a low level wc, hand was basin and bath with shower over, with the addition of a heated towel rail.

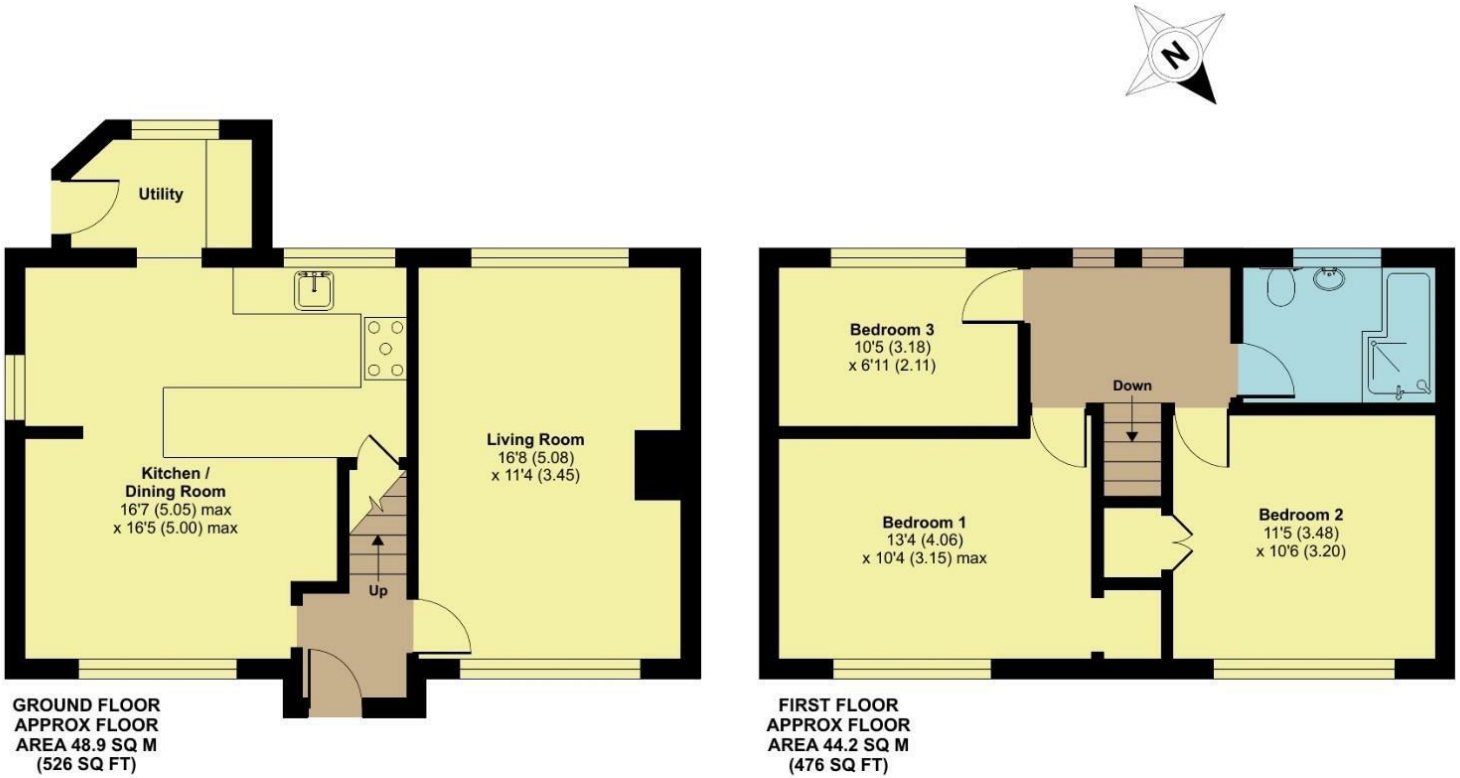
The rear of the property is mainly laid to lawn and is complemented by a patio area; walls provide a boundary to neighbouring properties. The front aspect benefits from off street parking, as well as a good sized front garden which is mainly laid to lawn.

Tadcaster is ideally situated within the Lower Wharfe Valley, offering excellent commuter links via the A64, A1(M), M1 and the wider motorway network. The historic city of York is approximately nine miles away, with Leeds around fourteen miles. The town itself boasts a wide range of local amenities, including excellent primary and secondary schools, a variety of shops, a medical centre, swimming pool, sports centre, and a strong sense of community, making it an excellent location for families and commuters alike.

Auster Bank Road, Tadcaster, LS24

Total = 1002 sq ft / 93.1 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Hunters Property Group. REF: 939778

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.

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email:
wetherby@hunters.com https://www.hunters.com

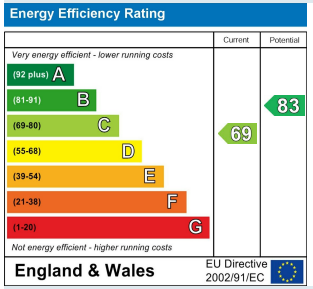
The Property Ombudsman

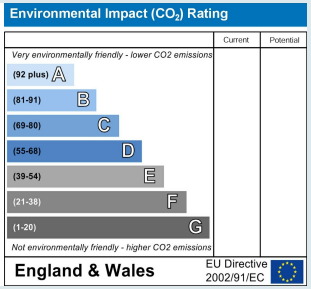
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: B

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

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