



Woodlands Avenue, Tadcaster

- OFFERED WITH NO CHAIN
- ACCESS TO WELL REGARDED SCHOOLS
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- SPACIOUS DETACHED HOME
- EPC RATING C

Offers Over £370,000

HUNTERS[®]
HERE TO GET *you* THERE

Woodlands Avenue, Tadcaster

DESCRIPTION

The location of this home will be popular amongst many buyers due to the proximity and access to the local towns and villages. With an extensive range of local amenities on its doorstep, including, cafes, bars, schools (Riverside and Tadcaster Grammar) and leisure facilities. Access to York, Leeds and Wetherby are a short drive away for those who look to commute to the local areas.

Upon entering the property, a welcoming entrance porch leads to the hall with a staircase to the first floor. The generously sized lounge is full of light with windows to the front and side and French doors to the rear garden. The kitchen is fitted with a range of white wall and base units with a window to the rear and external door steps out to the delightful rear garden. Bedrooms one four, and the house bathroom complete the downstairs accommodation. Returning to the stairs, a galleried landing with doors to bedroom two and three, both spacious doubles.

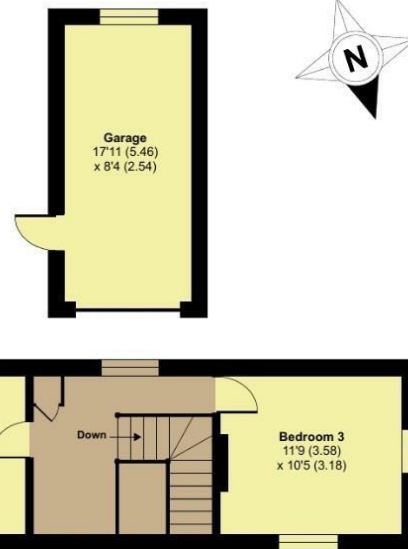
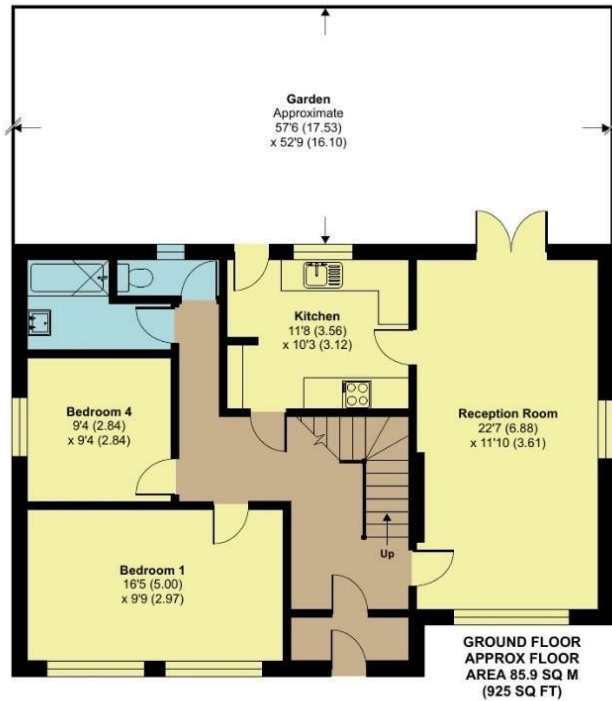
A beautiful tiered garden to the rear includes an elevated lawn area, paved patio and rockery, creating the perfect space for relaxing on summer days and entertaining, with shrub and fence borders to provide privacy. To the front of the property a lawn area with shrub borders and paved driveway leading to an attached garage with up and over door.





Woodlands Avenue, Tadcaster, LS24

Approximate Area = 1309 sq ft / 121.6 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1459 sq ft / 135.5 sq m
 For identification only - Not to scale



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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
74		
England & Wales	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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 876193

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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