



## Manor Road, Tadcaster, LS24 8HP

- THREE BEDROOM DETACHED HOUSE
- GARAGE
- CLOSE TO MAJOR COMMUTER ROUTES

- RECENTLY RENOVATED TO A HIGH STANDARD
- BEAUTIFULLY PRESENTED
- EPC - C / COUNCIL TAX - E

**Offers Over £425,000**



# Manor Road, Tadcaster, LS24 8HP

## DESCRIPTION

Hunters Wetherby are proud to present to the market this exceptional three bedroom detached house situated in a sought after street in the popular town of Tadcaster. This property has been extensively renovated throughout to a high standard with warm tones and sleek, modern finishes making this an incredibly attractive family home.

Stepping through the front door, the entrance hall welcomes you inside and is fitted with entrance matting - perfect for this high traffic area of the home. Beautiful mosaic style tiles lead you to the stairs, and to ground floor accommodation.

The highly impressive open plan kitchen and dining area is sure to impress any potential buyer. The Wren kitchen is fitted with a range of shaker style, solid wood wall and base units in neutral tones with Quartz worktops over. Luxury doesn't just stop there, the kitchen benefits from a range of high end integral appliances including AEG electric fan assisted oven and FIVE ring gas hob with Zanussi extractor over, Smeg dishwasher and Indesit fridge freezer. Porcelain tiles span the full length of the room - this truly is a culinary enthusiasts dream.

A breakfast bar sits adjacent to the cleverly designed utility space, with plumbing for a washing machine and space for a dryer sitting behind the same Wren units, with solid Oak worksurface above.

As you loop to the rear, a downstairs wc features a vintage style low level wc and wash hand basin, and a rear door leads out onto the patio.

The lounge is generous in size, spanning the full length of the house meaning it has ample space for furniture. A bay window to rear and one to the front allow for natural light to flood in, creating an airy space that is also perfect for cosy nights in.

Back to the hallway, stairs lead up to the first floor.

The master bedroom is bathed in natural light and generous in size with ample space for a large bed and bedroom furniture. Set to the rear of the room is the en suite, again designed with luxury in mind comprising of a double walk in shower with rainfall head over, low level wc and wash hand basin.

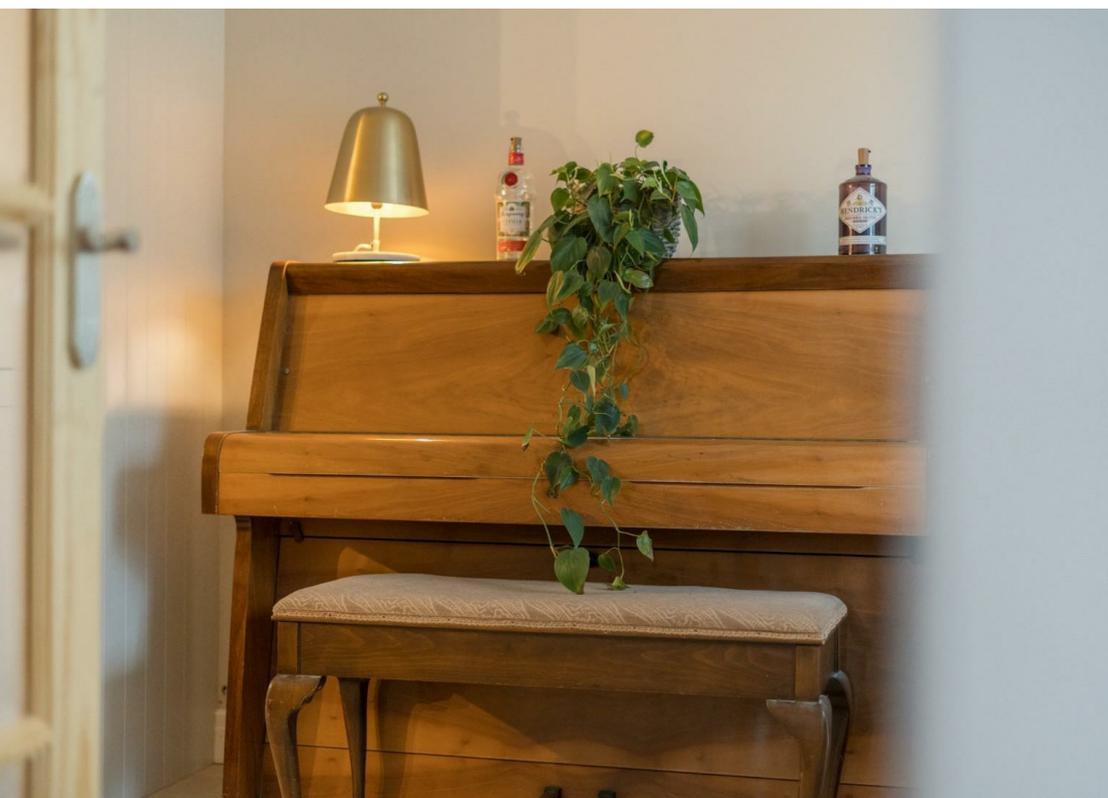
Bedroom's two and three are both well sized rooms with fitted, mirrored door wardrobes allowing for an abundance of storage.

The house bathroom, again doesn't fall short of luxury. It is comprised of a panel bath with shower attachment, low level wc and a unique wash hand basin set on wooden vanity unit with marble surface.

Externally, the low maintenance rear garden is laid with paving and features stone wall borders with mature shrubs and bushes. To the front, a large block paved driveway provides ample off street parking and leads to the garage.

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.





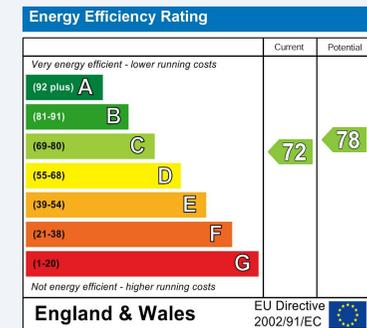
# Manor Road, LS24

Approximate Area = 1129 sq ft / 104.9 sq m  
 Garage = 128 sq ft / 11.9 sq m  
 Total = 1257 sq ft / 116.8 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.



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.

### Viewings

Please contact [wetherby@hunters.com](mailto: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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1090009



5a Market Place Wetherby, LS22 6LQ  
 Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

