

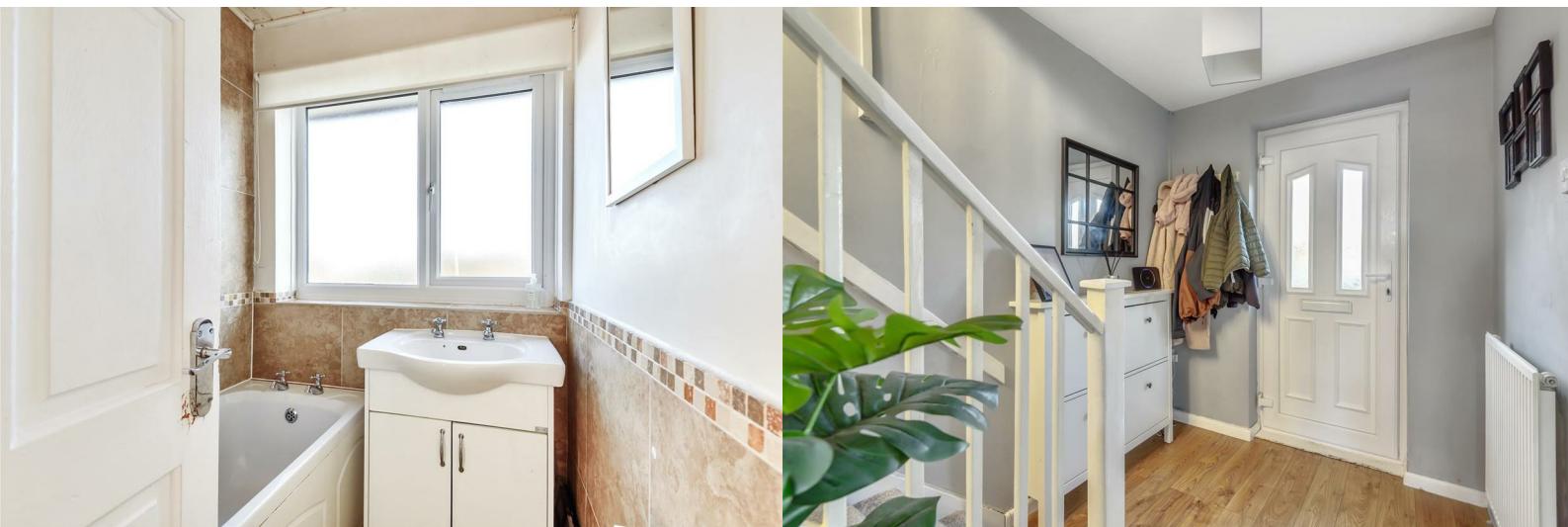
# HUNTERS®

HERE TO GET *you* THERE



**Ash Tree Walk**  
Tadcaster, LS24 9HW

Asking Price £195,000



# 19 Ash Tree Walk

Tadcaster, LS24 9HW

Asking Price £195,000



## Location

The property is situated within this most popular and extremely well served North Yorkshire market town, which provides an excellent range of amenities and facilities to include shops, primary and secondary schools, sports and health facilities. The property is conveniently situated for access to Leeds and York City centres, with the nearby A64 and A1/M1 link roads providing swift and easy commuting throughout the Yorkshire region.

## Directions

Leave Wetherby travelling South towards Boston Spa and continue through Boston Spa onto Tadcaster and take the first turning right into Station Road and continue straight over onto Garnet Lane, take the second turning left onto Woodlands Avenue and continue towards the end of the street turning right into Ash Tree Walk where you will find the property overlooking countryside and fields around the edge of the development

## Entrance

A welcoming hall with external door, door to kitchen and lounge and stairs leading to the first floor landing

## Lounge

12'5" x 22'7" (3.78 x 6.89)

A spacious lounge with central fireplace with electric fire. Window to the front and rear. Laminate flooring and two radiators.

## Kitchen

8'1" x 14'5" (2.47 x 4.39)

A fitted kitchen with base and wall units with work surfaces. Stainless steel sink with mixer tap. 4 ring gas hob with electric oven. Space for a washing

machine. Useful under stairs storage cupboard. Window to the side aspect and radiator. External door.

## Stairs to first floor landing

Access to the loft and doors to bedroom, bathroom and separate wc.

## Bedroom One

11'5" x 12'1" (3.47 x 3.69)

A spacious bedroom with built in storage and window to front aspect. Radiator.

## Bedroom Two

9'5" x 12'1" (2.87 x 3.69)

A spacious bedroom with built in storage and window to the rear aspect. Radiator.

## Bedroom Three

7'9" x 8'4" (2.35 x 2.53)

Window to the front aspect and radiator.

## Bathroom

A suite consisting of a panelled bath with shower over, wash basin with vanity unit. Tiled walls, window to the rear and radiator.

## WC

Low level flush WC. Radiator and window to side aspect. Laminate flooring.

## Garden

Outdoor Space

## OUTDOOR SPACE

Outside is an enclosed garden laid with lawn at the front and to the rear imitation grass with patio and fence boarders.



## Road Map



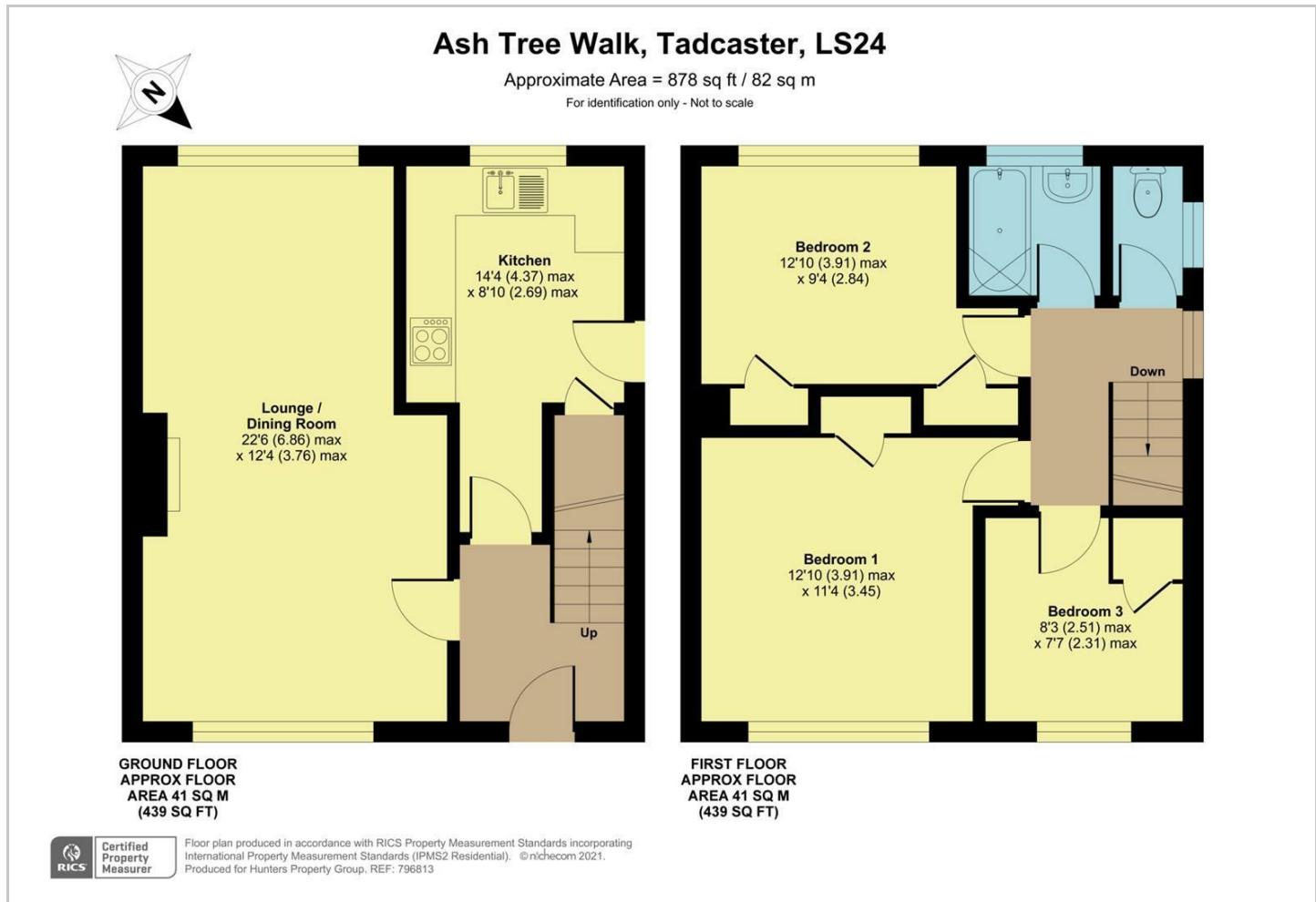
## Hybrid Map



## Terrain Map



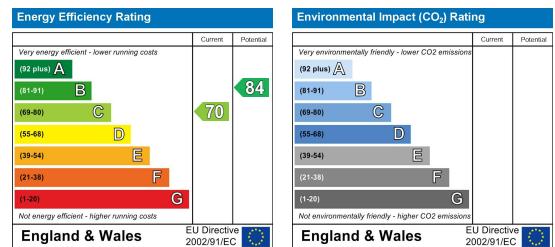
## Floor Plan



## 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.

## Energy Efficiency Graph



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.