

Parkland Drive, Tadcaster

- HIGHLY SOUGHT AFTER AREA
- STUNNING REAR GARDEN
- MODERN HOUSE BATHROOM
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- GARAGE AND DRIVEWAY
- EPC D / TAX BAND C

£195,000

HUNTERS®
HERE TO GET *you* THERE

Parkland Drive, Tadcaster

DESCRIPTION

Hunters Wetherby are proud to market this stunning two bedroom semi-detached bungalow based in the highly sought after location of Tadcaster and its amenities.

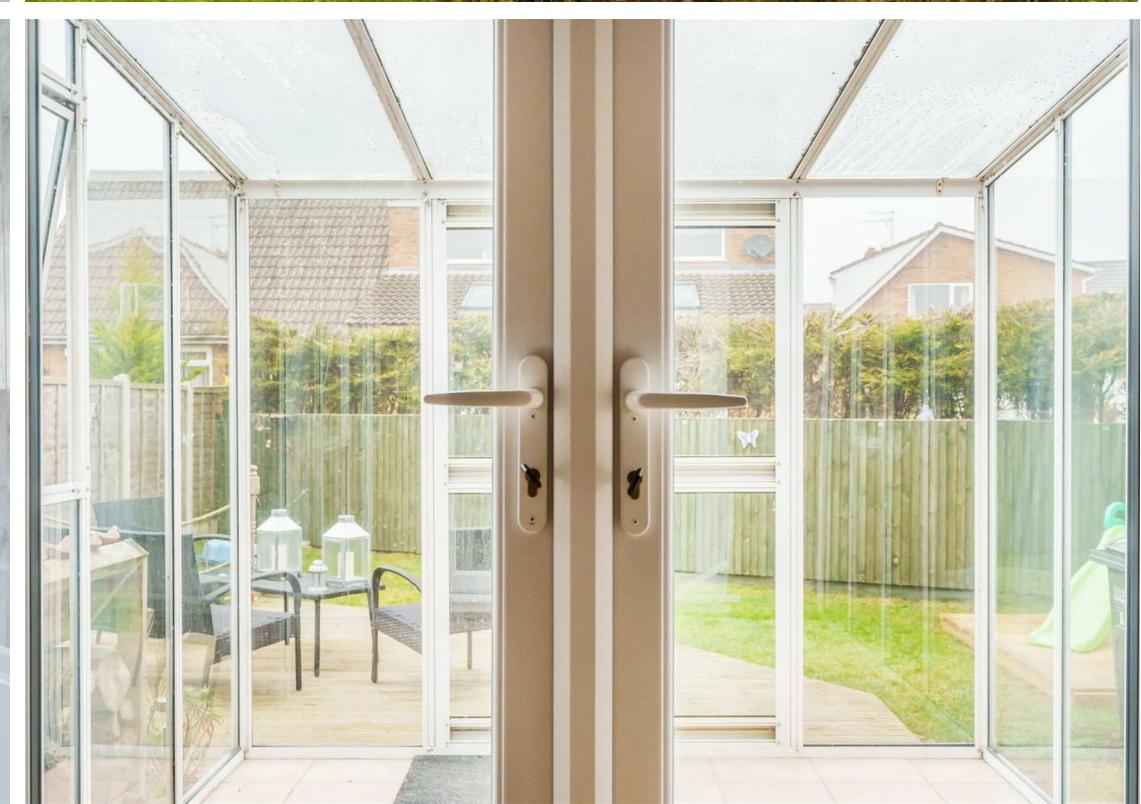
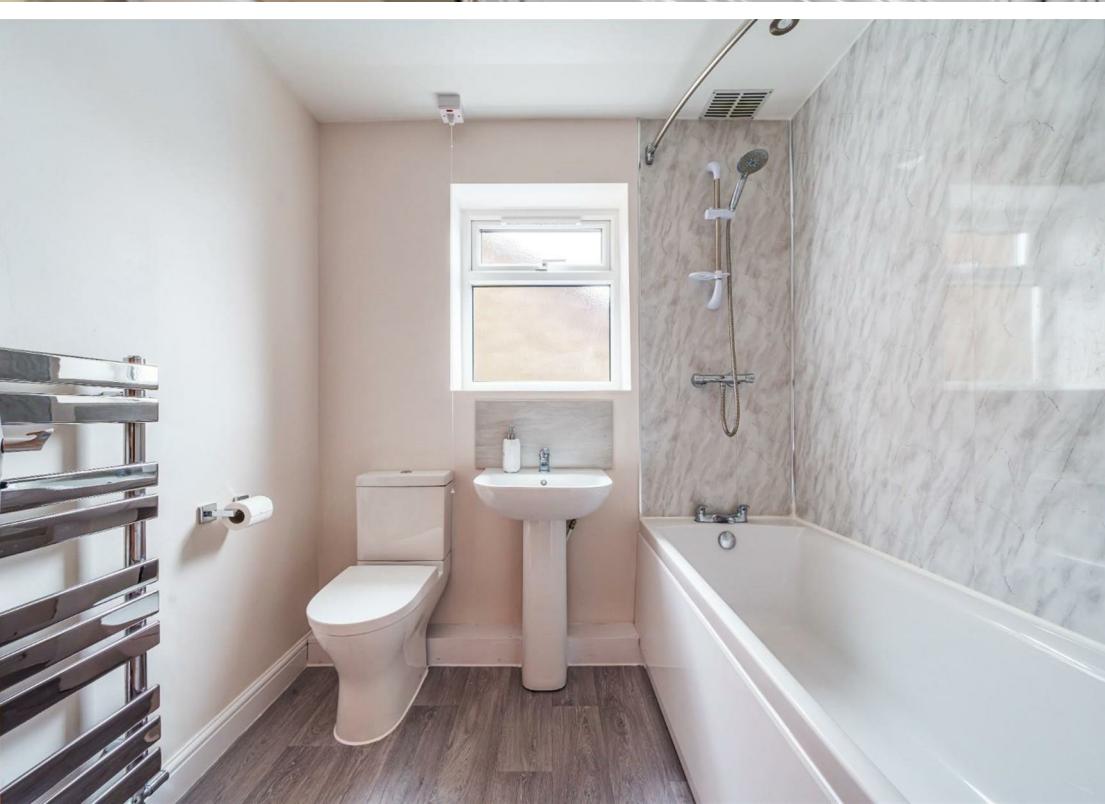
The property comprises of an entrance hallway, kitchen, good sized lounge, two bedrooms, bathroom and conservatory.

This modern kitchen has been tastefully designed to maximise the space that is on offer. There is a mix of contemporary wall and base-fitted units, modern wood effect work surfaces, space for dish washer and washing machine also integrated electric hob, oven and extractor. This kitchen really does the wow factor!!

The two bedrooms are both well-presented and are good sizes. With the master bedroom benefiting from fitted wardrobes. The newly fitted house bathroom makes up of a three-piece suite; shower over bath unit, low level WC, sink basin and is half tiled for easy cleaning!! This accommodation is completed with garage and conservatory which is multi-functional for whatever suits your needs.

Externally there is a well-maintained front garden which is laid to lawn and has shrubs and borders that are well established. The rear of the property is mainly laid to lawn enjoying raised decking with a pond area creating a great space to spend time in summer!

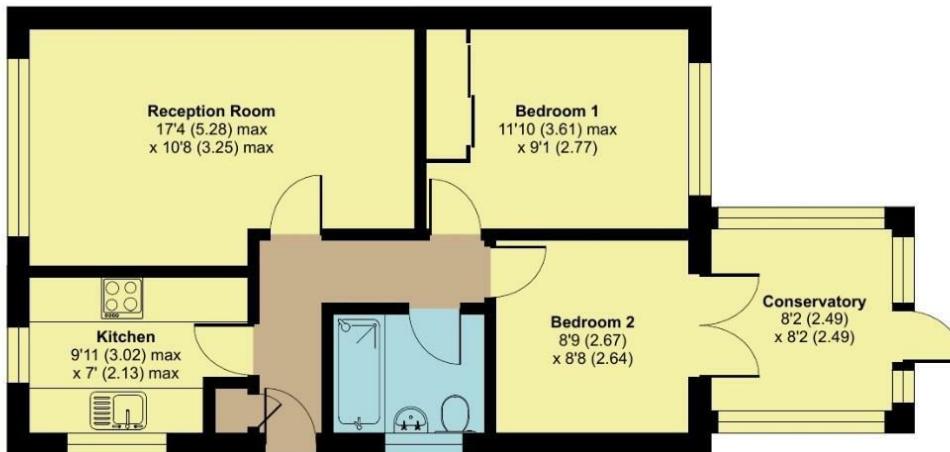




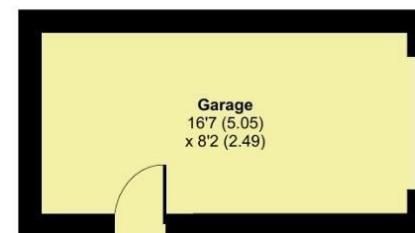
Parkland Drive, Tadcaster, LS24



Approximate Area = 613 sq ft / 57 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 747 sq ft / 69.3 sq m
 For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 57 SQ M
(613 SQ FT)



GARAGE
APPROX FLOOR
AREA 12.4 SQ M
(134 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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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>



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		88
(81-91)	B		
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

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