



Edgerton Court, Tadcaster

- BEAUTIFUL FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- HOUSE BATHROOM & EN-SUITE
- GENEROUS DRIVEWAY
- SOUGHT AFTER LOCATION
- EPC RATING- C/ COUNCIL TAX BAND E

Asking Price £495,000

Council Tax: E



Edgerton Court, Tadcaster

DESCRIPTION

Nestled in the charming area of Edgerton Court, Tadcaster, this stunning house presents an exceptional opportunity for a variety of buyers. With its inviting façade and well-maintained exterior, the property exudes a sense of warmth and character.

The property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. The lounge/dining room is a versatile area, ideal for family gatherings or hosting friends, while the snug offers a cosy retreat for quieter moments. The living flame gas fire which sits in an Adams style fireplace serves as a striking focal point in the lounge. The room also benefits from bifold doors which seamlessly connect the indoor space with the beautifully designed rear garden decking. This feature not only invites an abundance of natural light into the home but also creates the feeling of indoor outdoor living.

The well-appointed kitchen which is fitted with a range of stylish wall and base units, providing ample storage space for all your culinary needs. The kitchen is further enhanced by a free-standing gas hob and electric oven, making it a perfect space for both everyday cooking and entertaining guests.

The downstairs W/C finishes the ground floor.

The property boasts four well-proportioned bedrooms, each thoughtfully designed with fitted wardrobes, providing ample storage space and ensuring a tidy living environment. The first floor is dedicated to these spacious bedrooms, making it an ideal retreat for families or those who appreciate having extra room for guests or a home office. Bedroom one benefits from an en-suite featuring a single shower cubicle, low level w/c and wash basin. The house bathroom finishes the first floor consisting of shower over bath, low level w/c and wash basin.

Externally, as you approach the house, you will be greeted by a well-maintained front garden, featuring a lush lawn bordered by neatly trimmed hedges and a variety of plants. This inviting exterior not only enhances the property's curb appeal but also provides a pleasant outdoor space for relaxation. There is also off street parking for multiple vehicles and garage.

One of the standout features of this property is the stunning garden at the rear which boasts a serene pond. This outdoor oasis is perfect for enjoying the fresh air and sunshine. The lovely decking area is an inviting spot for a seating arrangement, making it an ideal place for al fresco dining or simply unwinding with a good book. The expansive lawned area is perfect for children to play or for gardening enthusiasts to cultivate their green thumb, while the surrounding borders filled with plants add a touch of natural beauty.

The market town of Tadcaster is well situated for access to the A64 A1 & M1 and motorway network. This is a popular location for the busy family with good schooling options for all age groups-including being in catchment for Tadcaster Grammar School, a range of shopping facilities, medical centre, swimming pool with gymnasium and sports centre.





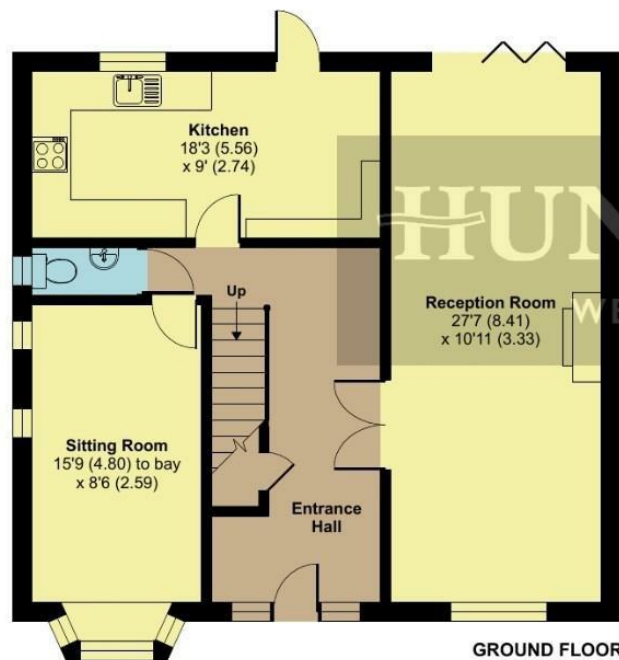
Edgerton Court, Tadcaster, LS24

Approximate Area = 1532 sq ft / 142.3 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 1689 sq ft / 156.9 sq m

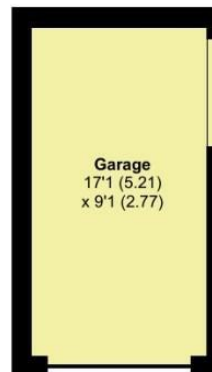
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 77.1 SQ M
(830 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 65.2 SQ M
(702 SQ FT)



Garage
17'1 (5.21)
x 9'1 (2.77)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
	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). © n1cheom 2025.
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