

## Auster Bank Road, Tadcaster, West Yorkshire, LS24 8AX

- HIGHLY SOUGHT AFTER LOCATION
- GOOD SIZE PLOT
- CATCHMENT FOR TADCASTER GRAMMAR SCHOOL
- THREE BEDROOM SEMI-DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINER
- EPC RATING C / COUNCIL TAX BAND B

**Asking Price £290,000**

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## DESCRIPTION

Nestled on Auster Bank Road in the charming town of Tadcaster, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Offered to the market by Hunters Wetherby, this property has been thoughtfully arranged to appeal to various types of buyer.

The standout feature of this home is the STUNNING kitchen which is sure to impress, featuring granite worktops throughout and a range of contemporary base and full height units and draws providing ample storage and a sleek aesthetic. Equipped with integral appliances including an oven, hob, fridge freezer, dishwasher and instant boiling water tap, this kitchen is designed for convenience and ease of use. Additionally, a small utility room cleverly disguised as a cupboard provides a useful space for laundry and storage.

The inviting lounge boasts a on trend media unit complemented by elegant shelving on either side. The dual aspect windows flood the room with natural light, creating a warm and welcoming atmosphere that is perfect for both relaxation and entertaining.

On the first floor, you will find three bedrooms and a house bathroom.

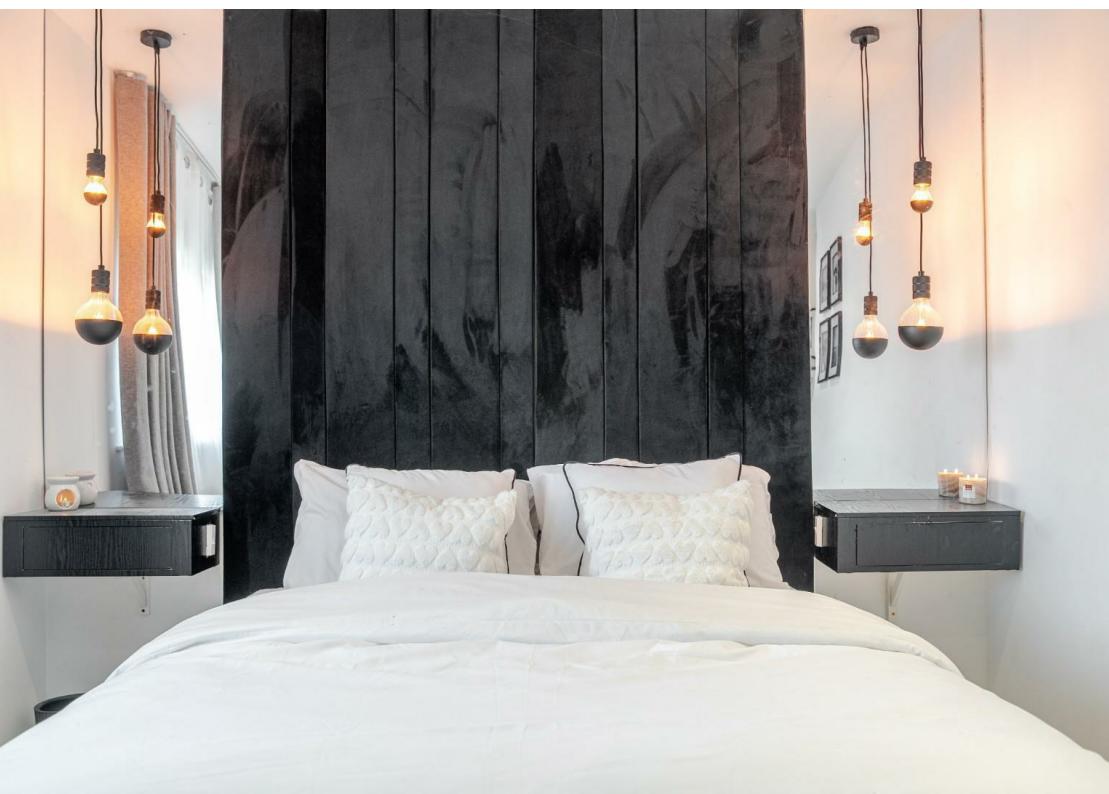
The master bedroom stands out with large fitted wardrobes. Bedroom two features acoustic oak wall panelling.

The third bedroom, currently utilised as a dressing room, boasts built-in wardrobes, providing ample storage. However, it can easily be converted back into a single bedroom to suit your needs.

The house bathroom is fully tiled and consists of shower over the bath, a low-level W.C and a stylish vanity unit.

Externally, the property boasts a generous driveway, providing ample off-street parking suitable for multiple vehicles. The rear garden, is split into two levels and is predominantly laid to lawn, providing a lovely green space for children to play or for gardening enthusiasts to cultivate their plants. Additionally, the patio area offers an excellent spot for outdoor seating, making it perfect for summer barbecues.



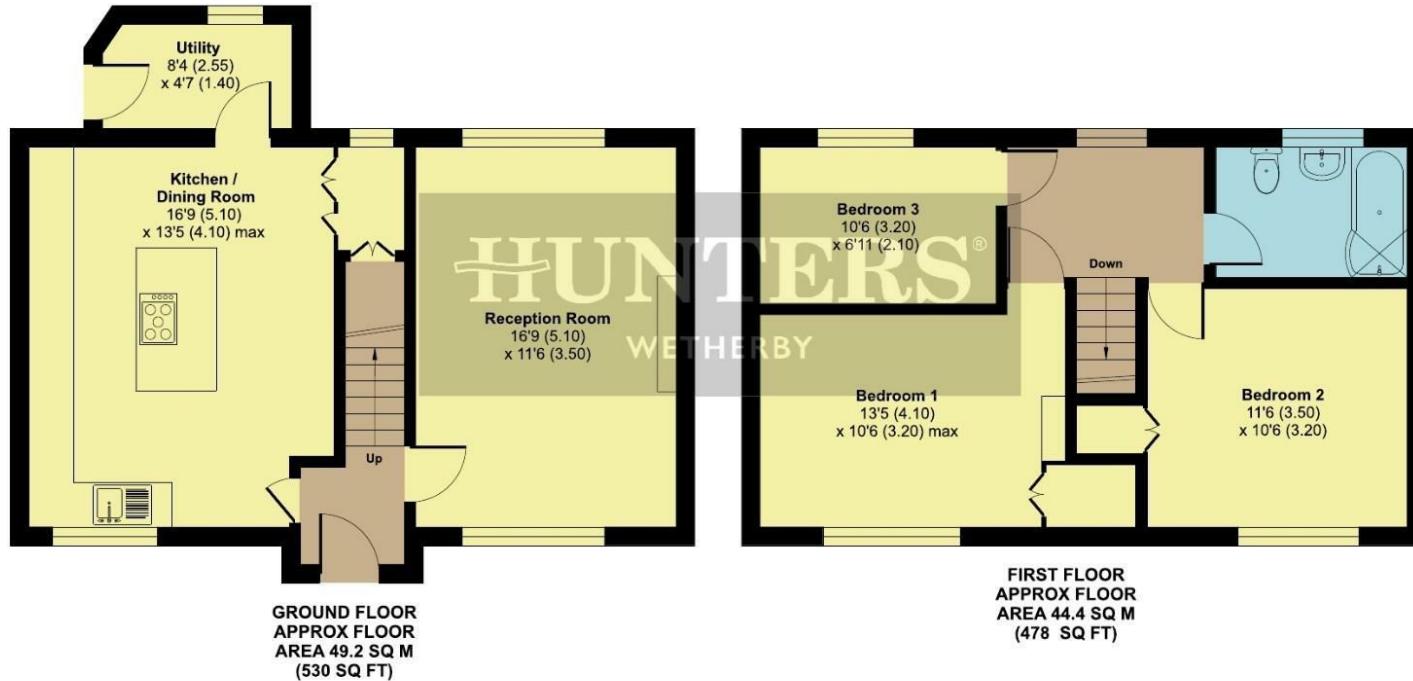


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Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
Produced for Hunters Property Group. REF: 1266030

## Viewings

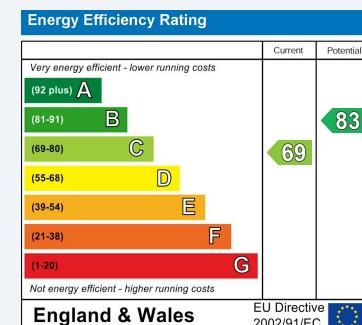
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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