



## Leeds Road, Tadcaster

- FOUR BEDROOM DETACHED HOME - BEAUTIFULLY PRESENTED THROUGHOUT -  
MASTER BEDROOM WITH EN-SUITE - SUMMER HOUSE WITH ELECTRIC & POWER -  
PRIVATE DRIVEWAY AND DOUBLE GARAGE - EPC RATING C

**£525,000**



**Council Tax: F**



# Leeds Road, Tadcaster

## DESCRIPTION

Hunters Exclusive are proud to bring to the market this stunning individual four bedroom property situated in a sizeable plot on the popular west side of Tadcaster.

This beautiful home is presented to an incredibly high standard throughout. Upon entering the property, you are welcomed into a good-sized reception hall with solid bamboo flooring, which flows through to the lounge.

The spacious lounge enjoys a multi fuel modern stove giving the room a lovely, homely feel. The shape of the room really does accommodate for having furniture in various points. The lounge also enjoys a large front and rear window allowing natural light to shine throughout.

The shaker style kitchen enjoys a good range of wall and base units and includes a range master cooker, built in extractor and space for a fridge freezer, which leads to the adjoining boot room, back door and the extension, which has been added to create extra space for whatever suits your needs! In this case the room is being used as a dining area with space for an office area creating an open plan kitchen/diner.

The French doors from the kitchen/diner take you onto the good-sized patio and wrap around gardens, partly laid to lawn, creating a great family space for summer. The property also benefits from a summerhouse with electric, power and a small log burner. The ground floor accommodation is completed with a W/C and formal dining room.

The first floor boasts an impressive landing space, which is much larger than average and could easily provide access to a substantial loft conversion (subject to planning). Leading off the landing are four double bedrooms (three with fitted wardrobes), and the house bathroom. The stunning master bedroom is generously sized and benefits from an en-suite and fitted wardrobes.

The house bathroom really does have the WOW factor comprising a four-piece modern suite, roll top bath, walk in shower, sink basin, WC and floor to ceiling tiles. The Velux window provides lots of natural light.

To the front of the property there is a driveway for multiple cars, integral double garage with electric door and utility area, providing access to the hallway.









# Garnet Lodge, Leeds Road, Tadcaster, LS24

Approximate Area = 2052 sq ft / 190.6 sq m (includes garage)

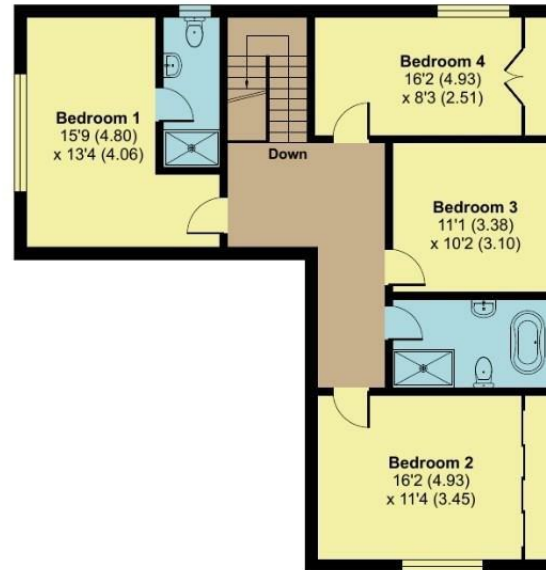
Summer House = 88 sq ft / 8.1 sq m

Total = 2140 sq ft / 198.7 sq m

For identification only - Not to scale




GROUND FLOOR  
APPROX FLOOR  
AREA 78.1 SQ M  
(841 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 85.7 SQ M  
(923 SQ FT)

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		70	78
		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.