



## Rockingham Court, Towton, Tadcaster, LS24 9TL

- 3 BEDROOM DETACHED HOUSE
- STONE BUILT
- OFF STREET PARKING
- OPEN PLAN KITCHEN DINER
- EN-SUITE
- EPC RATING - 3 / COUNCIL TAX BAND E

Asking Price £365,000

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# Rockingham Court, Towton, Tadcaster, LS24 9TL

## DESCRIPTION

Nestled in the picturesque Towton, Tadcaster, this charming three-bedroom detached house offers a delightful blend of comfort and countryside living. Located in the sought-after Rockingham Court, this property is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities.

On entering the property, you are greeted by the spacious hallway which leads to the ground floor accommodation consisting of kitchen diner, lounge and downstairs w/c.

The kitchen diner is fitted with a comprehensive range of wall and base units. This stylish kitchen is equipped with integral appliances, including a fridge freezer, oven, hob, and dishwasher, making it an ideal space for both cooking and entertaining. The open-plan layout allows for a seamless flow between the kitchen and dining area, perfect for family meals or gatherings with friends. The dining area features patio doors that connect the indoor space to the rear garden.

The spacious lounge features a lovely bay window that fills the room with natural light, creating an inviting atmosphere for relaxation and entertaining.

The first floor boasts three well-proportioned bedrooms and house bathroom.

The master bedroom stands out with its fitted wardrobes, offering ample storage space, and en-suite which consists of bath, low-level W/C, wash hand basin, and a heated towel rail.

The further two bedrooms also benefit from fitted wardrobes. The first floor is completed by a stylish house bathroom, which is equipped with a large walk-in shower, low-level W/C, wash hand basin, and heated towel rail.

As you approach the house, you will be greeted by a neatly maintained lawned area and a lovely patio, ideal for outdoor seating and relaxation. The front of the property features a gated driveway, providing secure off-street parking, along with a garage that is equipped with plumbing for a washing machine. The rear of the property offers a courtyard, perfect for enjoying the fresh air or hosting gatherings with friends and family.





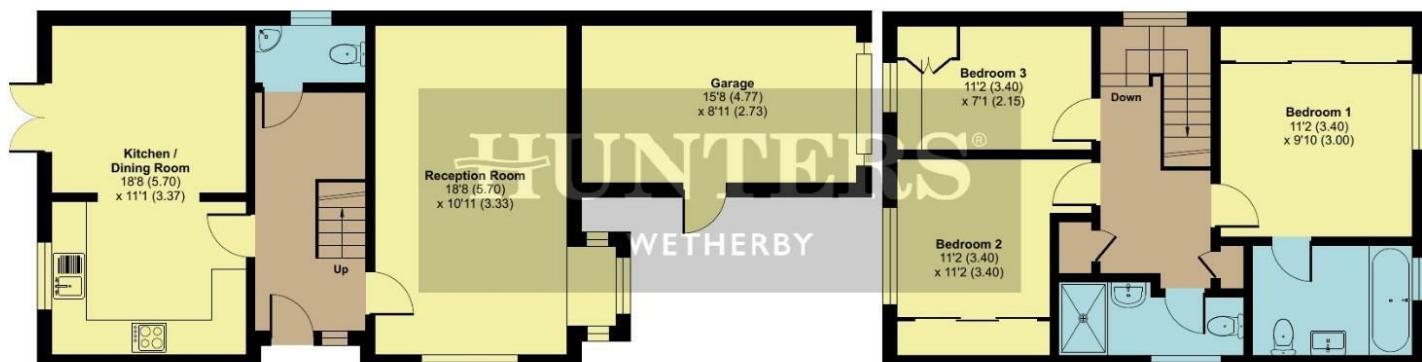
# Rockingham Court, Towton, Tadcaster, LS24

Approximate Area = 1097 sq ft / 101.9 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 1237 sq ft / 114.9 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 51 SQ M  
(550 SQ FT)

FIRST FLOOR  
APPROX FLOOR  
AREA 50.8 SQ M  
(547 SQ FT)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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## Viewings

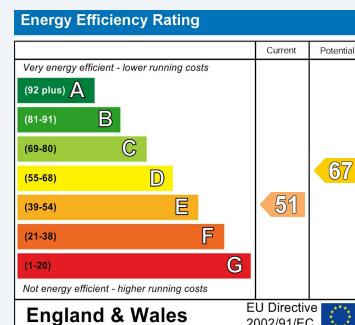
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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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