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Sedge Rise, Tadcaster

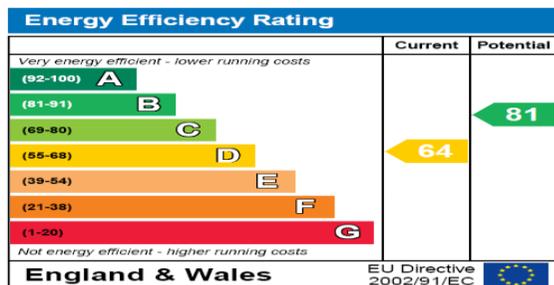
# Sedge Rise, Tadcaster

Asking price: £275,000

Set in a pleasant cul de sac location this three bedroom semi detached home is within convenient reach of local amenities, bus stop and links to the A1/A64 for those looking to commute. T

he accommodation on offer briefly consists of: A hallway, a bright and spacious lounge with dual aspect, kitchen with an open planned dining room and downstairs WC. Stairs then lead to the first floor landing with three generous sized bedrooms and a modern tiled bathroom.

At the side there is a car port which provides additional storage and leads to the tiered rear garden with mature plants and trees.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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**Location**

Tadcaster is a delightful market town surrounded by beautiful North Yorkshire countryside. With a fantastic array of cosy pubs including the oldest brewery in Yorkshire. The property has convenient access to the A64 and is situated within this most popular and extremely well served market town, which provides an excellent range of amenities and facilities to include shops, primary and secondary schools, sports and health facilities.

**Directions**

From Wetherby, travel south along the A1 and take the first exit to Boston Spa. Proceed through Boston Spa and continue on to Tadcaster. Upon entering Tadcaster, proceed just beyond The Riverside Primary School and turn right onto Station Road. Continue to the 'T' junction and turn right onto Leeds Road. Turn left almost immediately into Garnet Lane and take the second turning left into Woodland Avenue, turn left along Willow Rise and then right onto Sedge Rise where this property is situated at the bottom of the cul de sac.

**Entrance Hall**

With external door to the front, stairs to first floor landing and radiator.

**Living Room**

A spacious room with a central fireplace set with stone hearth and gas living flame fire. Window to the front aspect and patio sliding doors to the rear. Two radiators.

**Kitchen/Diner**

9'3 X 5'0

*2.83m x 1.52m*

A fitted kitchen with base and wall units along with work surfaces. Useful built in storage cupboard. Double stainless steel and sink unit. Double electric oven and extractor hood. External door to the side and window to the rear. Tiled flooring. Walk in pantry.

**Dining Room**

12'1 X 9'10

*3.69m x 2.77m*

A formal dining room with window to the front aspect and radiator.

**Downstairs WC**

A suite comprising of low level flush WC and pedestal wash basin, tiled splash back.

**Stairs to first floor landing**

Doors to bedrooms and house bathroom. Window to the side.

**Bedroom One**

12'3 X 10'6

*3.75m x 3.23m*

A double bedroom with built in storage cupboards housing the glow worm combi boiler. Window to front aspect and radiator.

**Bedroom Two**

11'4 X 10'5

*3.47m x 3.2m*

A double bedroom with wood panelled walls. Window to rear aspect and radiator.

**Bedroom Three**

8'7 X 7'1

*2.65m x 2.16m*

Window to front aspect and radiator. Built in wardrobe.

**Bathroom**

A Suite comprising of a walk in shower with enclosure, low level W/C and a vanity sink unit with built in storage. The bathroom also benefits from a tiled floor and is tiled floor to ceiling.

**Garden**

Externally the property benefits from a large blocked pave driveway which leads to a good size car port. To the rear of the property there is a mature elevated garden with a greenhouse trees and shrubs with conifers and a fenced border.

**VIEWING ARRANGEMENTS**

**By Appointment With: Hunters**

**Tel: 01937588228**

**OPENING HOURS:**

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am -4.00pm, Closed on Sunday

**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.

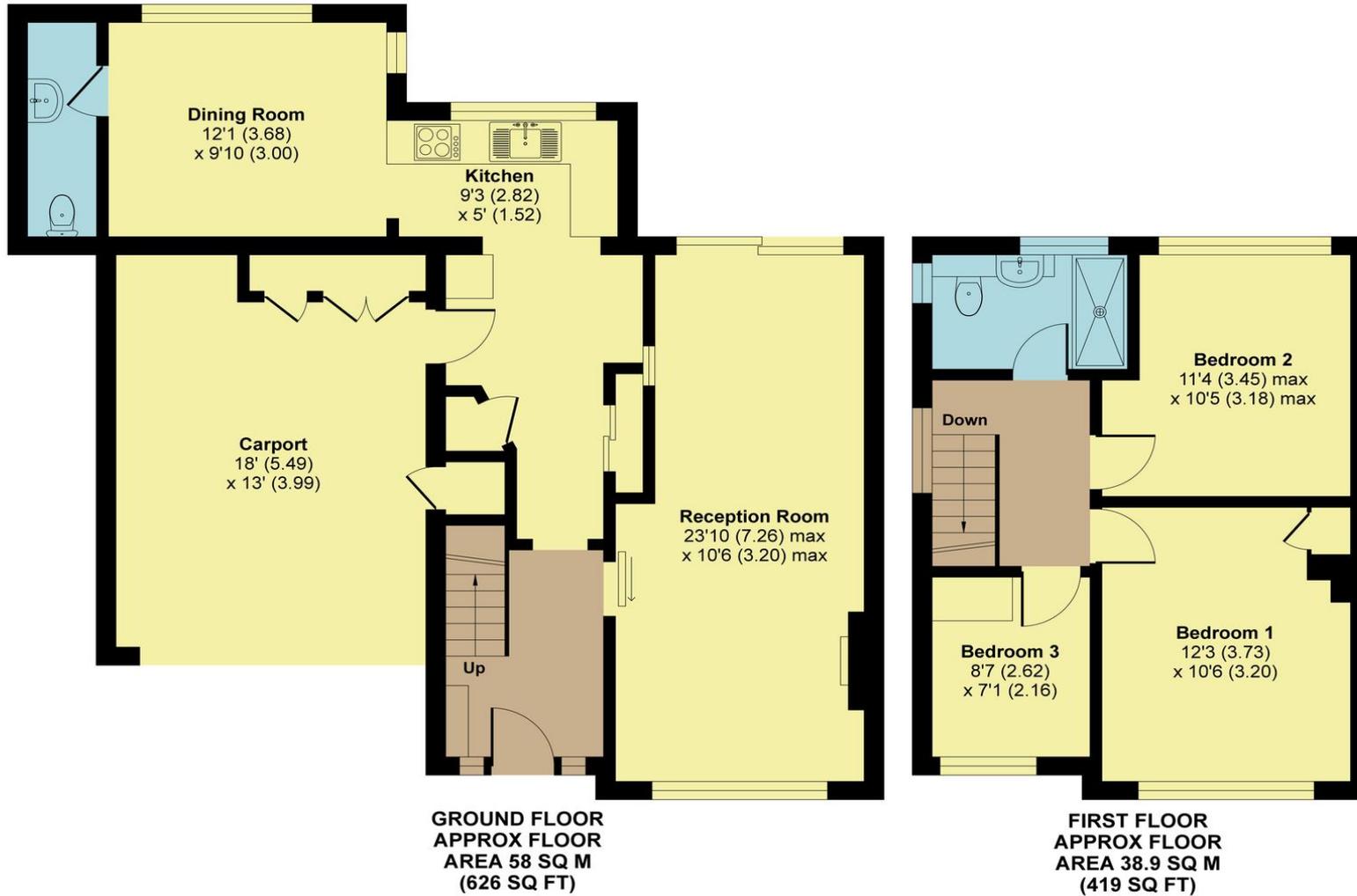
**DISCLAIMER**

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.

# Sedge Rise, Tadcaster, LS24

Approximate Area = 1045 sq ft / 97.1 sq m (exclude carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 742847



