



HUNTERS®

HERE TO GET *you* THERE

Cherry Tree Walk, Tadcaster

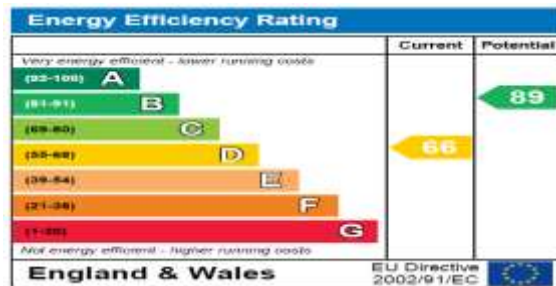
Cherry Tree Walk, Tadcaster

Asking price: £215,000

A three bedroom terraced home, ideally positioned within the sought after location of Tadcaster. Situated in a superb location just off the renowned Stutton Road and within convenient reach of Tadcaster and the local amenities. The property which is well presented will appeal to many buyers and in our opinion represents excellent value for money.

The property briefly consists of: a light airy entrance hall leading to the spacious lounge with windows to the front and rear, leading to the fitted kitchen with door to the rear garden. Returning to the stairs, the first floor landing with doors to all three bedrooms and house bathroom.

A generous sized garden, enclosed, with lawn and pathway leading to the rear outbuilding and gate. At the front an open lawned area provides additional space.



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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Registered Address: 23 North Park Road, Harrogate, North Yorkshire, HG1 5PD | Registered Number: 12691503
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LOCATION

Tadcaster is a delightful market town surrounded by North Yorkshire countryside. With a fantastic array of cozy pubs including the oldest brewery in Yorkshire. The property is situated within this most popular and extremely well served market town, which provides a comprehensive range of amenities and facilities including shops, sports and health facilities along with primary schools and the award winning Tadcaster Grammar school.

DIRECTIONS

Enter Tadcaster on the Wetherby Road from Boston Spa. Turn right down Stutton road and continue towards Woodland Avenue. Turn into Woodland avenue and the development is situated behind. Access also from Stutton Road by foot.

ENTRANCE HALL

A spacious welcoming hall with external door, door to lounge and kitchen. Stairs to first floor landing and radiator.

LIVING ROOM

A bright and spacious lounge/dining with a central Adam style fireplace with marble inset and heart housing a gas living flame fire. Dual aspect with window to front and rear. Wall mounted lights. Two radiators.

KITCHEN

A kitchen fitted with base and wall units along with preparation surfaces. Integrated electric oven and 4 ring gas hob with extractor hood. 1.5 stainless steel unit. Space for a washing machine. Radiator. Window to the rear and external door to the rear garden.

LANDING

Stairs lead to the first floor landing with doors to bedrooms and bathroom. Access to the loft.

BEDROOM ONE

A spacious double bedroom fitted with wardrobes. Window to the front aspect. Radiator.

BEDROOM TWO

A spacious double bedroom with built in storage. Window to the rear aspect and radiator.

BEDROOM THREE

Window to the front aspect. Radiator.

BATHROOM

A suite consisting of a paneled bath with shower over. Pedestal wash basin and low level flush WC. two windows to the rear aspect. Tiled walls.

GARDEN

A generous sized garden, enclosed, with lawn and pathway leading to the rear outbuilding and gate. At the front an open lawned area provides additional space.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01937588228

OPENING HOURS:

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am - 4pm, 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.

Cherry Tree Walk, Tadcaster, LS24

Approximate Area = 918 sq ft / 85.3 sq m

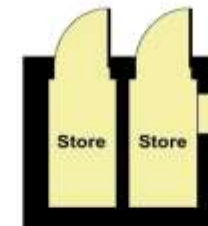
Outbuilding = 36 sq ft / 3.3 sq m

Total = 954 sq ft / 88.6 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 42.6 SQ M
(459 SQ FT)



OUTBUILDING
APPROX FLOOR
AREA 3.34SQ M
(36 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 844162





