



Wetherby Road, Tadcaster

- WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS AND THREE BEDROOMS
- BEAUTIFULLY LANDSCAPED GARDENS
- EPC RATING D
- SPACIOUS VICTORIAN TERRACE
- PERIOD FEATURES
- SOUGHT AFTER LOCATION

Offers Over £285,000

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DESCRIPTION

In the popular town of Tadcaster lies this delightful three bedroom Victorian terrace. Oozing with character and charm the property enjoys high ceilings and period features.

For those looking to commute to Leeds, York or Harrogate the location is ideal and enjoys many local amenities and leisure facilities. The renowned schools are within convenient reach and include Riverside Primary School and Tadcaster Grammar.

Enter the property into a separate boot store porch which then steps into the bright and airy traditional entrance hall. A decorative archway with coving, along with the staircase to the first floor and a door to the cellar. The lounge is light and spacious with a bay window to the front aspect and also includes a feature open fireplace with exposed brick, housing a log burner, ideal for winter nights and cozy evenings. The dining room is the perfect space for entertaining with an Inglenook fireplace and a window to the rear. The contemporary kitchen is fitted with a range of high gloss wall and base units with a window and external door stepping out to the rear garden.

Returning to the stairs, the first floor landing with doors to all three bedrooms and the house bathroom. Bedroom one and three boasts the convenience of fitted wardrobes with over head units, the spacious bathroom is a four piece suite with both bath and walk in shower cubical.

To the front of the property, a lawned area with mature planted and wall borders, a paved pathway leads to the front door.

The rear garden has been landscaped with a decked seating area and Indian stone patio, perfect for relaxing on sunny days.

**** AGENT NOTE **** The summer house will be available for separate negotiation.





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Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

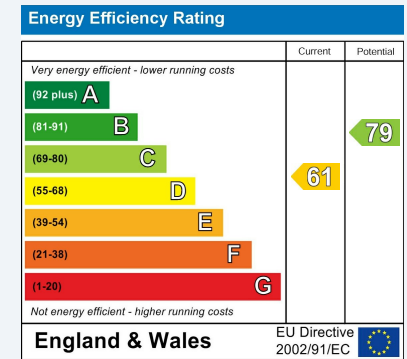
Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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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.



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