



## Stutton Road, Tadcaster, LS24 9HE

- 3 BEDROOM DETACHED HOUSE
- EN-SUITE
- THREE RECEPTION ROOMS
- CORNER PLOT
- CLOSE TO AMENITIES
- EPC RATING - C / COUNCIL TAX BAND - E

**Asking Price £425,000**





# Stutton Road, Tadcaster, LS24 9HE

## DESCRIPTION

Nestled on Stutton Road in the charming town of Tadcaster on a large corner plot is this three bedroom detached house offering great potential for any changes or future development.

The ground floor consists of lounge, dining hall, sunroom, study/fourth bedroom and downstairs cloakroom w.c. The dining hall with high feature wall creates an airy atmosphere with velux style window allowing natural light to flood the area.

The kitchen located at the rear of the property overlooking the garden is fitted with a range of wall and base units providing ample storage. There is integral hob, oven, microwave, dishwasher and double sink leading to utility area with space for fridge freezer, washing machine and tumble dryer. This also leads to the rear porch with access to the large double garage. The garage foundations are suitable for extension. There is a lean-to greenhouse attached to the garage.

The first floor features a well appointed house bathroom and three generous bedrooms. The master bedroom benefits from built-in-wardrobes and en-suite wet room with w.c and vanity unit. Completing the first floor is the house bathroom with fully tiled walls, walk-in shower, w.c. and vanity unit.

Externally the property features off-street parking for two or more vehicles at the front with easy access from the road. The rear garden is a true gem with paved areas, perfect for outdoor seating under a charming pergola.

To the side the garden is predominately laid to lawn, bordered by hedges and fences providing privacy and a sense of seclusion. Mature shrubs enhance the garden's appeal creating a tranquil oasis for gardening enthusiasts and those who appreciate a well kept outdoor space.











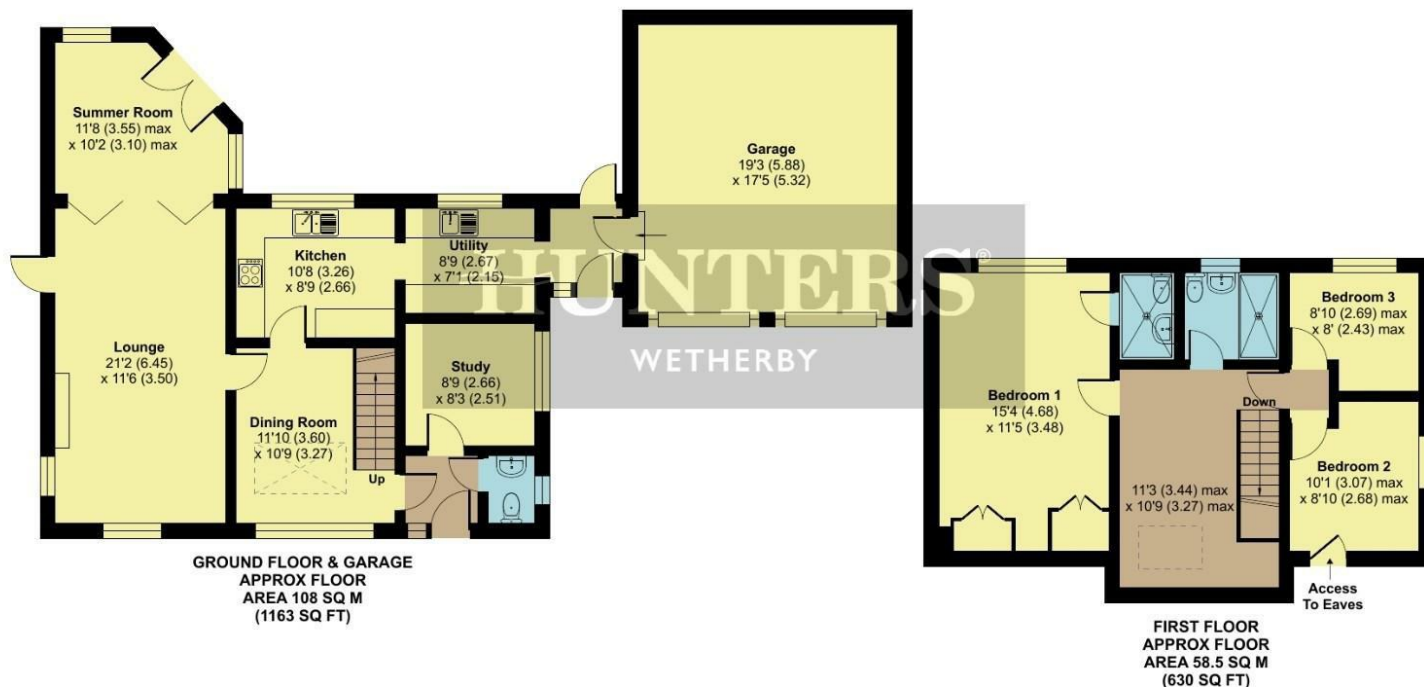
## Stutton Road, Tadcaster, LS24

Approximate Area = 1456 sq ft / 135.3 sq m

Garage = 337 sq ft / 31.3 sq m

Total = 1793 sq ft / 166.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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### Viewings

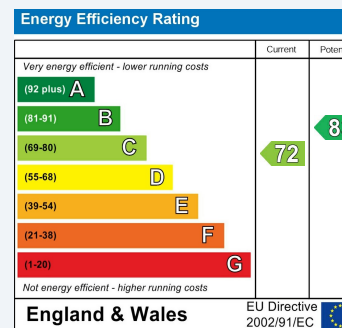
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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