

York Road, Tadcaster, LS24 8AF

- TWO BEDROOM SEMI DETACHED PROPERTY
- DOUBLE BEDROOMS
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING PRIVATE LANDSCAPED GARDEN
- EPC RATING- C/ COUNCIL TAX BAND- B

Asking Price £225,000



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DESCRIPTION

Hunters Wetherby are delighted to present to the market this deceptively spacious, two-bedroom, two-bathroom semi-detached house, which stands proud in the row with its rendered cyclone façade in the ever-popular market town of Tadcaster.

A gate to the side of the property leads into a walled courtyard, which is fully enclosed with original stone and timber to the front which allows a degree of privacy. The footpath leads to the main entrance door.

The ground floor of the property comprises of house bathroom, utility room, kitchen/diner and lounge.

On entering into the spacious entrance hallway you immediately see that this home has been well loved and looked after by the current owners and the space has been well utilised to give plumbing for the washing machine.

The stunning ground floor bathroom offers a panelled bath, a pedestal wash hand basin and a low-level WC. It is part tiled with frosted window which allows for natural light and ventilation.

The modern and well planned kitchen has a range of wall and base units space for a fridge/freezer, a double oven with gas hob. The outlook from the kitchen is the landscaped courtyard garden. It is apparent that this part of the home has been carefully planned to make the best use of the space and is presented beautifully.

The sitting room has two windows to the front elevation and is flooded with natural light. The real WOW factor to this room is the cleverly created and beautifully appointed brick feature fireplace which houses a log burning stove with 400 year old wood mantel and grey Indian flagstone hearth. This creates a perfect focal point to the room and adds ambience for cosy evenings. The alcove fitted with a cupboard offers practical solution for storage and the staircase is tucked neatly in the corner, giving access to the first-floor accommodation.

Two double bedrooms, one situated to the front and one at the rear of the property are both generous in size. Bedroom two has a benefit of a ensuite with walk in shower cubicle low level W.C and pedestal wash hand basin. Bedroom one is a spacious room with enough space for a double bed, wardrobe and a desk.

Externally, the area has been landscaped to a high standard with wall and fence boundaries double timber gates for ultimate privacy. Indian stone patio and blue ice gravel for off street parking. This property is not one to be missed.

York Road is located in the market town of Tadcaster and offers great access to Leeds and York, restaurants, public houses, shops, supermarkets and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York road, with York city centre approximately 10 miles away and Leeds city centre within 15 miles.

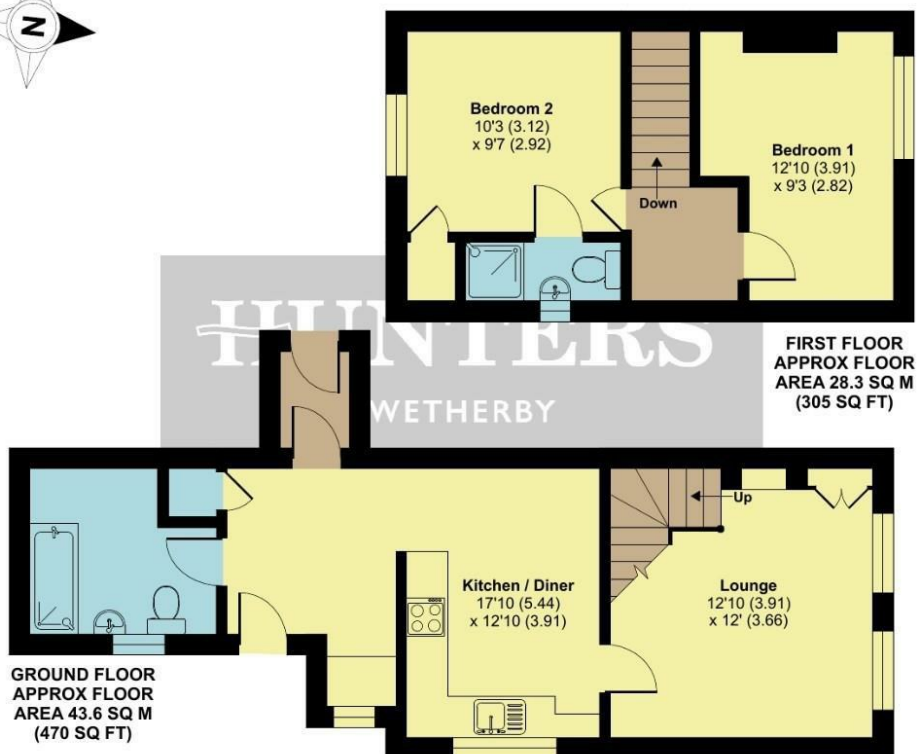




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Approximate Area = 775 sq ft / 71.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hunters Property Group. REF: 1163660

Viewings

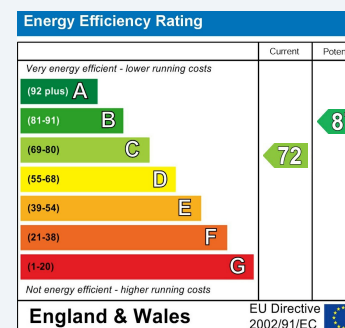
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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