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24 Queens Gardens

Tadcaster, LS24 9HD

Asking Price £265,000



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LOCATION

The property is situated within this much sought-after residential area only a short drive from Tadcaster town centre which offers a superb range of facilities and benefits from schools for all denominations, including the renowned Riverside Primary and Tadcaster Grammar, along with local shops, supermarkets and excellent sports facilities. Tadcaster is located just off the A64 providing swift access to Leeds, York, Harrogate and Wetherby.

DIRECTIONS

Leave Wetherby heading South towards Boston Spa, continue through Boston Spa into Tadcaster continue down the High Street towards Leeds, turn left onto Queens Gardens and follow the road to the right where the property is situated ahead identified by a Hunters for sale board.

ACCOMMODATION

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ENTRANCE HALL

Composite door to the front. Staircase to the first floor. Laminate flooring. Doors to the dining room, lounge and kitchen. Built storage cupboard. Radiator.

LOUNGE

11'10" x 13'5" (3.61 x 4.09)

French doors to the rear aspect. Radiator.

KITCHEN

7'11" x 13'5" (2.41 x 4.09)

Fitted with a range of wall and base units. Work surfaces. Electric cooker point. Stainless steel sink unit. Laminate flooring. Radiator. Window to the front aspect.

SIDE PORCH

Door to the side.

DINING ROOM

9'11" x 11'11" (3.02 x 3.63)

Laminate flooring. Window to the rear aspect.

FIRST FLOOR LANDING

Doors to the bedrooms and house bathroom. Window to the front aspect. Radiator. Access to the loft.

BEDROOM ONE

11'11" x 13'6" (3.63 x 4.11)

Fitted wardrobes. Window to the rear aspect. Radiator.

BEDROOM TWO

9'11" x 12'10" (3.02 x 3.91)

Fitted wardrobes. Window to the rear aspect. Radiator.

BEDROOM THREE

8'0" x 10'0" (2.44 x 3.05)

Window to the front aspect. Storage cupboard. Radiator.

HOUSE BATHROOM

Panelled bath. Vanity unit sink unit. Low level WC. Heated towel rail. Tiled walls. Two windows to the side aspect.

REAR GARDEN

Laid mainly to lawn with a paved patio area. Hedge boundaries.

FRONT GARDEN

Paved driveway to provide off street parking for

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multiple cars. Fence borders. Lawned area with tree and shrub borders.

TO THE SIDE

Concrete driveway leading to the a detached garage.

GARAGE

Up and over door. Lights and power



