

HUNTERS®

HERE TO GET *you* THERE



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

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

TO THE SIDE

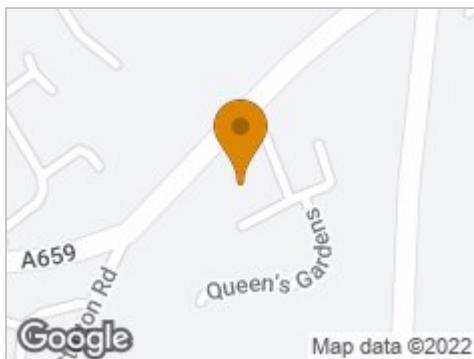
Concrete driveway leading to the a detached garage.

GARAGE

Up and over door. Lights and power



Road Map



Hybrid Map



Terrain Map



Floor Plan

Queens Gardens, Tadcaster, LS24

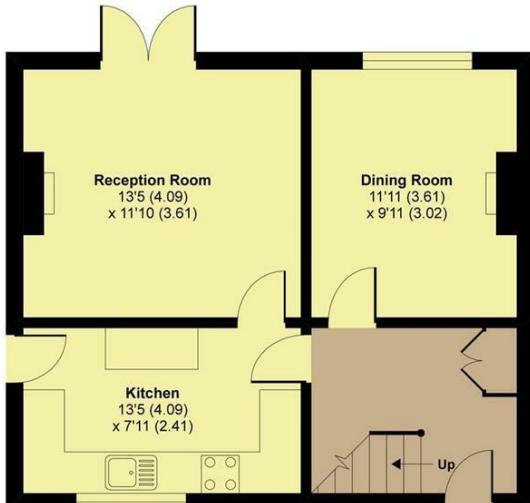


Approximate Area = 984 sq ft / 91.4 sq m

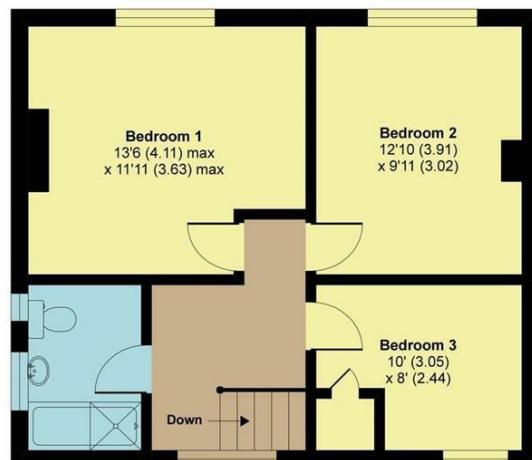
Garage = 138 sq ft / 12.8 sq m

Total = 1122 sq ft / 104.2 sq m

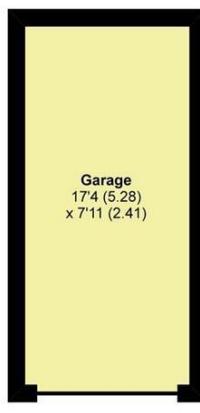
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 45.7 SQ M
(492 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 45.7 SQ M
(492 SQ FT)



GARAGE
APPROX FLOOR
AREA 12.8 SQ M
(138 SQ FT)

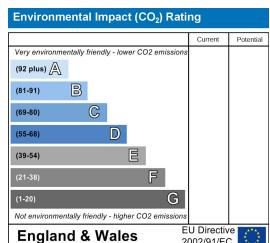
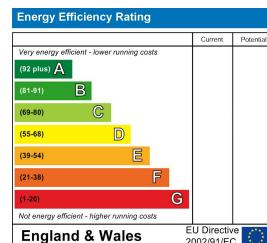


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hunters Property Group. REF: 678901

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.

Energy Efficiency Graph



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.