

HUNTERS®

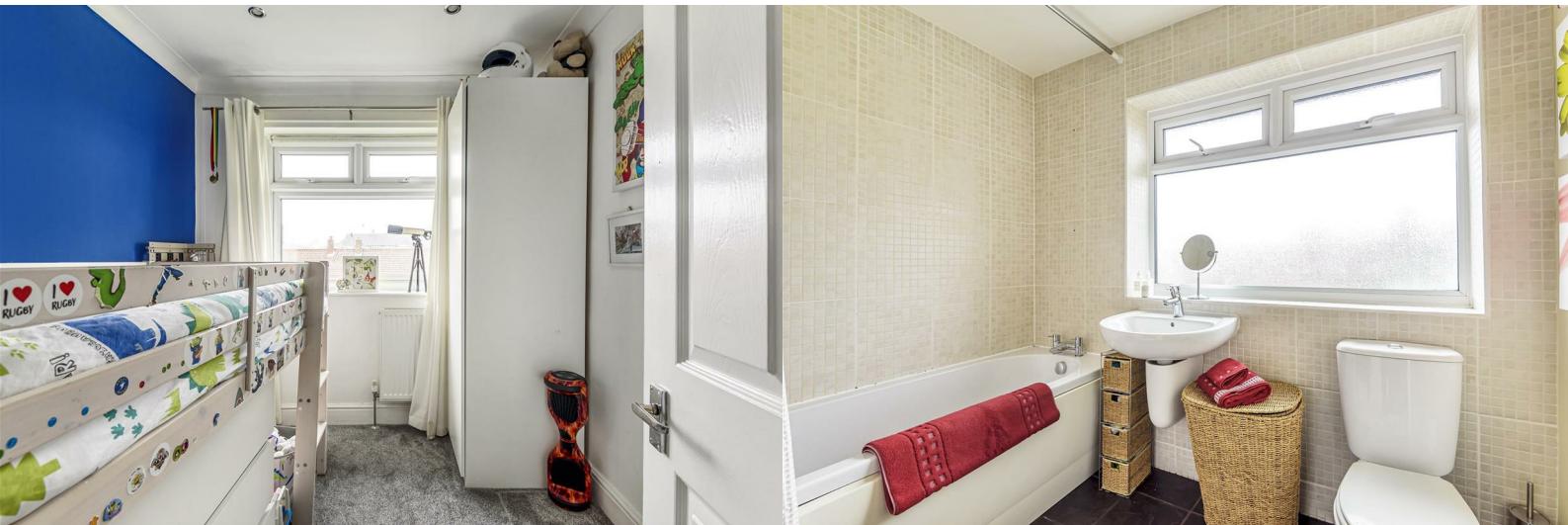
HERE TO GET *you* THERE



Cherry Tree Walk

Tadcaster, LS24 9HS

£225,000



3 Cherry Tree Walk

Tadcaster, LS24 9HS

£225,000



Location

Tadcaster is a delightful market town surrounded by North Yorkshire countryside. With a fantastic array of cozy pubs including the oldest brewery in Yorkshire. The property is situated within this most popular and extremely well served market town, which provides a comprehensive range of amenities and facilities including shops, sports and health facilities along with primary schools and the award winning Tadcaster Grammar school.

Directions

Enter Tadcaster on the Wetherby Road from Boston Spa. Turn right down Stutton road and continue towards Woodland Avenue. Turn into Woodland avenue and the development is situated behind. Access also from Stutton Road by foot.

Entrance Hall

External door to the front, stairs to first floor landing and radiator.

RECEPTION/DINING AREA

12'2" x 22'7" (3.72 x 6.89)

A spacious room with a window to the front and rear aspect. Two radiators.

Kitchen

8'4" x 10'1" (2.53 x 3.08)

A fitted kitchen with plenty of wall, base units and preparation surfaces. Stainless steel sink unit. Electric oven and a gas hob. Door to the rear aspect.

Stairs to first floor landing

Hatch leading to the loft. Doors to the bedrooms and house bathroom.

Bedroom One

10'1" x 11'3" (3.08 x 3.44)

A spacious bedroom with fitted wardrobes and radiator. Window to the front.

Bedroom Two

8'1" x 10'6" (2.47 x 3.2)

A spacious room with useful built in storage cupboard. Window to the rear aspect. Radiator.

Bedroom Three

7'9" x 8'2" (2.35 x 2.5)

Window to the front aspect and radiator.

House Bathroom

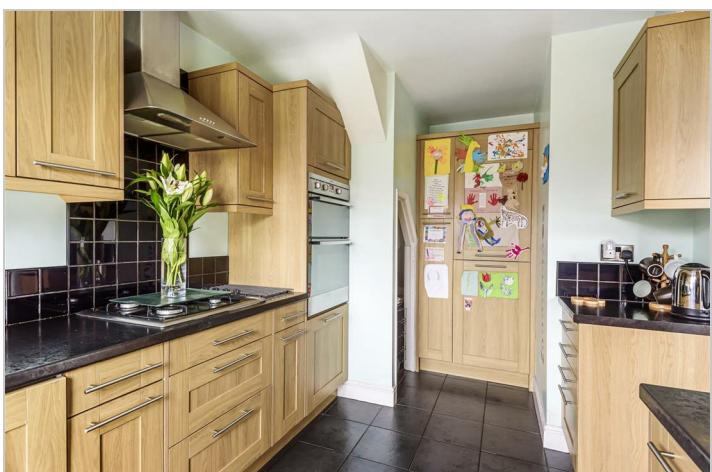
A suite consisting of a paneled bath with shower over. Low level flush wc and wash basin. Heated towel rail. Window to the rear aspect. Tiled flooring.

Outdoor Space

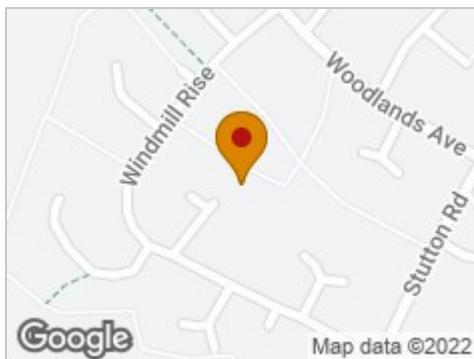
At the front there is a garden with lawn and paved pathway. At the rear there is a garden with lawn and raised borders with access to the rear along with an outbuilding.

Parking

Parking is available to the rear of the property.



Road Map



Hybrid Map



Terrain Map



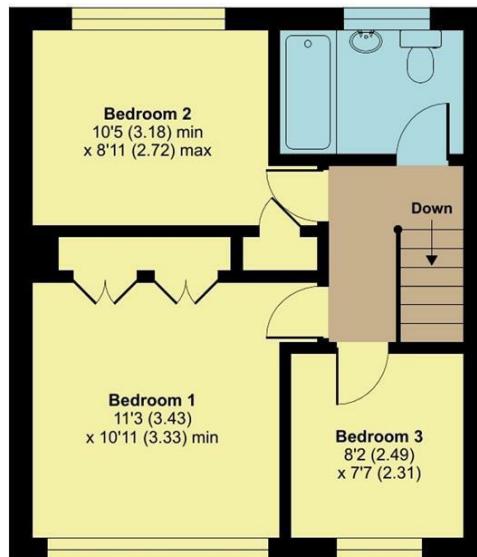
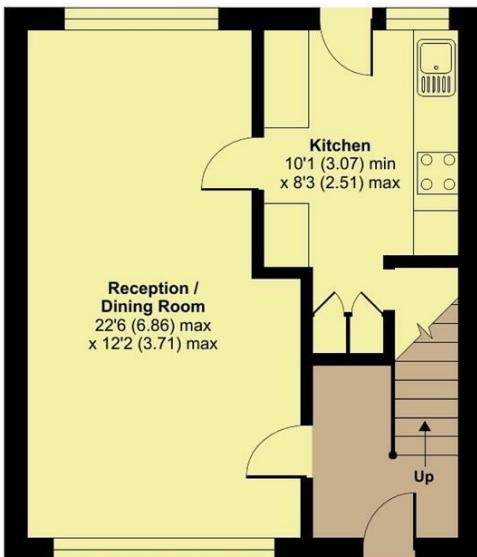
Floor Plan

Cherry Tree Walk, Tadcaster, LS24



Approximate Area = 862 sq ft / 80.1 sq m

For identification only - Not to scale



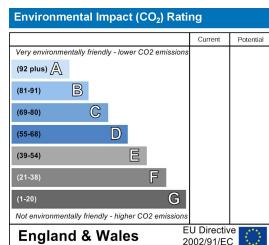
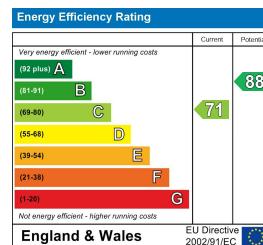
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Hunters Property Group. REF: 828134

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.