



## Wharfe Bank, Tadcaster

- WELL PRESENTED
- POPULAR LOCATION
- VIEWS OVER THE INGS
- MULTIPLE RECEPTION ROOMS
- MODERN KITCHEN
- THREE BEDROOMS
- MASTER WITH EN-SUITE
- DOUBLE GARAGE + OFF STREET PARKING

**Asking Price £495,000**  
**Council Tax: D**

**HUNTERS®**

**EXCLUSIVE**

# Wharfe Bank, Tadcaster

## DESCRIPTION

Welcome to this exquisite detached cottage nestled in the most popular and well served North Yorkshire Market town of Tadcaster, which provides an excellent range of amenities and facilities to include shops, primary and secondary schools, sports and health facilities. This stunning property offers a unique blend of traditional charm and modern elegance, making it a truly remarkable find, this cottage is perfect for those seeking a tranquil retreat.

Upon entering the cottage, you'll be greeted by a warm and inviting ambiance. The interior boasts a seamless fusion of rustic elements and contemporary finishes, showcasing the perfect balance between tradition and modernity. In the L-shaped lounge/dining area the lounge features brick faced chimney breast with log burner and brick hearth and following into the dining area is space for a dining table and chair with a window to the front rear with views over the Ings.

The STUNNING kitchen/diner features a charming central island with an electric hob, surrounded by a combination of wall and base units. It offers the convenience of two electric ovens, an integrated dishwasher, a full height fridge, and an integrated microwave. The ceramic sink unit with a mixer tap complements the tiled splashback and floors. Adding to this contemporary room which has been cleverly extended is a modern log burner which really does make a fabulous focus for the room while LED light points and Velux windows provide ample illumination. Overall, this cottage kitchen diner combines practicality, style, and charm.

The accommodation features a downstairs WC, a utility room, and a conservatory, completing the ground floor amenities. With these additions, residents can enjoy the convenience of a separate toilet facility on the lower level, a practical utility room and a tranquil conservatory to relax. This cottage combines functionality and relaxation, making it an ideal home for those seeking a comfortable and well-appointed living space.

The property offers three bedrooms, each designed to provide comfort and all make excellent use of the space. The larger than average master bedroom boasts an en-suite bathroom featuring a four piece suite and really does have the wow factor. The remaining bedrooms share access to a modern and stylish bathroom featuring a four piece suite: bath, walk-in shower, sink basin and WC.

Stepping outside, you'll discover a private and serene outdoor space. The cottage benefits from a well-maintained patio area and partly lawn. The surrounding landscape offers breath-taking views of the nearby countryside, allowing you to truly appreciate the natural beauty of the area.

Additional features of this remarkable cottage include private parking and a double garage.

In summary, this rare opportunity to acquire this stunning detached cottage with its idyllic location and captivating surroundings, this property is truly a haven of tranquility.

Don't miss the chance to make this enchanting cottage your own.





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Approximate Gross Internal Floor Area 2854 Sqft 265 Sqm

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

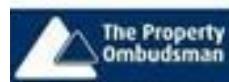
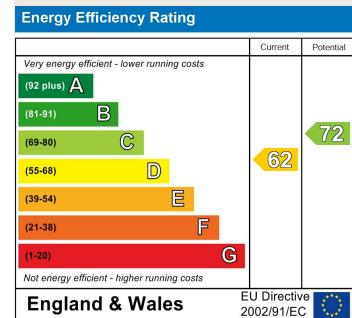
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## ENERGY PERFORMANCE CERTIFICATE

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.



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.