

# HUNTERS®

HERE TO GET *you* THERE



## 18 Stutton Road

Tadcaster, LS24 9HE

Asking Price £395,000



# 18 Stutton Road

Tadcaster, LS24 9HE

Asking Price £395,000



## LOCATION

0'0" x 0'0" (0 x 0)

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

0'0" x 0'0" (0 x 0)

Leave Wetherby heading South along the A1 and take the exit signposted Boston Spa. Proceed through the village and continue into Tadcaster taking the third turning right just after the brewery onto Station Road. Proceed along and turn left at the T junction heading towards Tadcaster. Take the turning right onto Stutton Road where the property is situated on the left hand side.

## ENTRANCE HALL

0'0" x 0'0" (0 x 0)

Composite external door and windows to the front, laminate flooring, staircase to the first floor.

## LOUNGE

12'1" x 13'11" (3.69 x 4.24)

Bay window to the front aspect, remove controlled electric fire with wood surround and marble insert, archway to the dining area.

## DINING AREA

10'1" x 18'8" (3.08 x 5.7)

Archway from the living room, Velux window, French doors to the garden and radiator.

## KITCHEN DINING ROOM

13'10" x 15'3" (4.21 x 4.66)

An extended kitchen dining room fitted with a range of wall and base units, work surfaces, an electric oven with gas hob and sink unit with mixer tap. Two windows to the rear aspect, one is Velux, radiator.

## UTILITY ROOM

0'0" x 0'0" (0 x 0)

Window and external door to the rear aspect, sink unit with mixer tap, space for washing machine and extractor fan.

## FIRST FLOOR LANDING

0'0" x 0'0" (0 x 0)

Access to the roof with drop down ladder and lighting and radiator.

## MASTER BEDROOM

11'1" x 14'8" (3.38 x 4.48)

A spacious double bedroom with a window to the front and rear aspect, door to en-suite, shower room and a walk in wardrobe.

## SHOWER ROOM

0'0" x 0'0" (0 x 0)

With a walk in shower cubical, low-level w.c and sink unit. A hot towel radiator, and tiled walls.

## BEDROOM TWO

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

With a window to the rear, radiator.

## BEDROOM THREE

10'2" x 10'8" (3.11 x 3.26)

With a window to the front, radiator.

## BEDROOM FOUR

6'7" x 9'11" (2.01 x 3.02)

Currently being used as an office, with a window to the front, radiator.

## HOUSE BATHROOM

0'0" x 0'0" (0 x 0)

A walk in shower cubical, low-level w.c, paneled bath and pedestal hand wash basin. Tiled flooring and walls, hot towel radiator and window to the rear aspect.

## INTEGRATED GARAGE

11'1" x 23'1" (3.38 x 7.04)

With roll over door, Worcester Bosch boiler.

## OUTDOOR SPACE

0'0" x 0'0" (0 x 0)

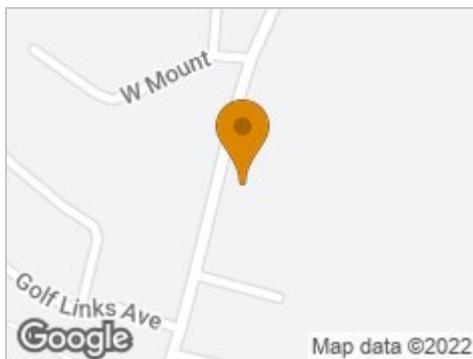
To the front of the property, a block paved driveway to provide off street parking, lawn area with wall boarders and security lighting, an electric vehicle charging point.

A wrought iron gate to the side, a block paved pathway and lawn area with hedge boundaries.

To the rear, a lawn and patio area with hedge boundaries.



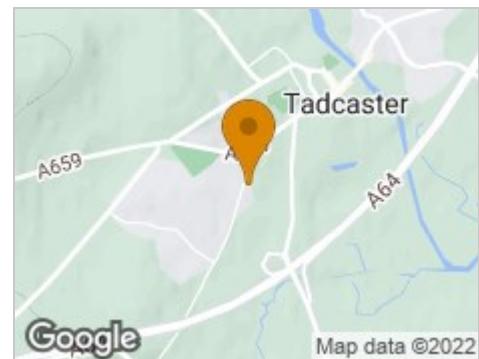
## Road Map



## Hybrid Map



## Terrain Map

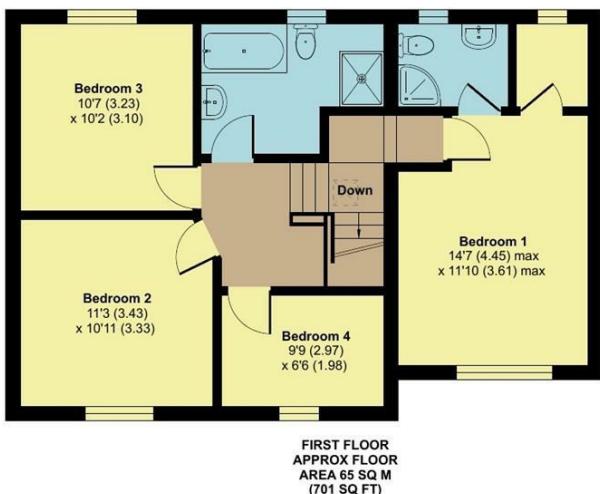
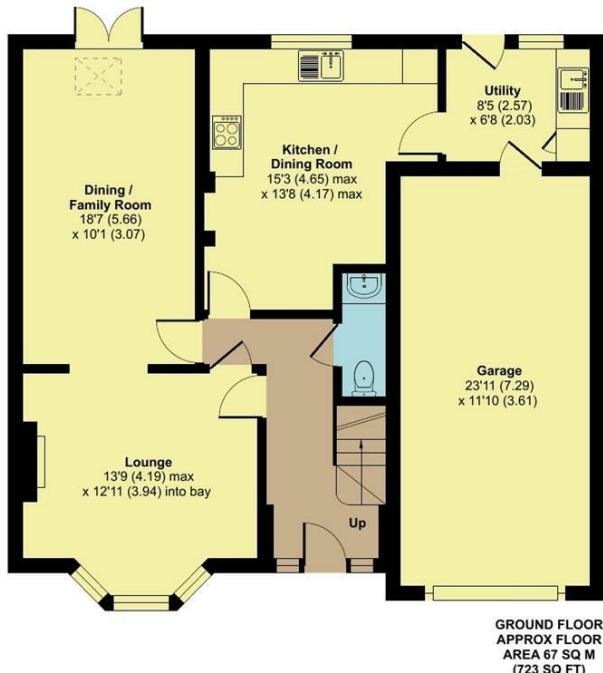


## Floor Plan

### Stutton Road, Tadcaster, LS24

Approximate Area = 1689 sq ft / 157 sq m (includes garage)

For identification only - Not to scale.



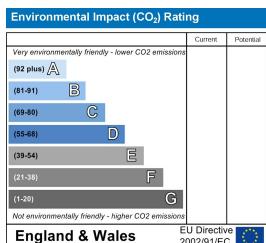
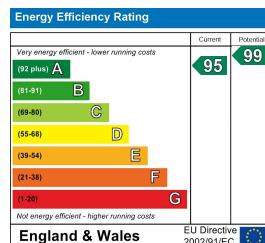
Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecon 2022. Produced for Hunters Property Group. REF: 816969

## 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.