



## Hillcrest, Tadcaster, LS24 9LJ

- EXTENDED SEMI DETACHED BUNGALOW
- BEAUTIFUL OPEN PLAN KITCHEN/DINER WITH SIEMENS KITCHEN APPLIANCES
- RENOVATED AND EXTENDED BY THE CURRENT OWNERS
- THREE BEDROOMS
- STUNNING HOUSE FOUR PIECE BATHROOM
- EPC C / COUNCIL TAX BAND C

**Offers In The Region Of £375,000**





# Hillcrest, Tadcaster, LS24 9LJ - Offers In The Region Of £375,000

## DESCRIPTION

Hunters Wetherby are delighted to offer to the market this generous three-bedroom semi detached bungalow which sits on a corner plot in the popular market town of Tadcaster.

The property has undergone a series of extensive modernisation over recent years which includes a replacement heating system, high level of internal finishes including a bespoke fitted kitchen supplied and fitted by the highly respected "Arlington Interiors Ltd".

There are Oak doors throughout the property along with solid oak architrave and skirting.

The well proportioned good sized entrance hall gives access into the property leading to the open plan kitchen, dining area, bedroom and living area.

The Oak effect flooring runs through all of the property except for the bathroom.

The dining kitchen was replaced and altered in recent years to allow a dining area for all your entertaining and social gatherings

The layout includes bespoke wall and floor units and contrasting Silestone quartz worktops. Fully equipped "Siemens" Integral appliances which include an induction hob, two electric double ovens with one incorporating a microwave and both can operate on a WIFI basis, canopy extractor hood, washing machine and fridge freezer. There is a central island which is a stunning focal point to the room and the patio doors that lead into the rear garden which is beautifully landscaped.

Further along the hallway is bedroom three which in turn takes you to a generous reception room with a feature electric fire with solid oak mantle the room is flooded with natural light from a bay window to the front elevation.

The master bedroom has a window overlooking the rear landscaped garden, and two built in storage cupboards.

A second double bedroom also has a window overlooking the landscaped rear garden.

The third bedroom sits to the front which in turn overlooks the front of the property

The STUNNING house bathroom is fitted with a double walk in shower unit, a free standing Victoria and Albert modern stone bath and hand wash basin with marble top and floating under cupboard storage and a low-level W/C. A frosted window allows for light and ventilation and a heated towel rail. Tiled from floor to ceiling makes this contemporary room one that you would want to spend hours relaxing in.

Externally the property has been fully landscaped to the front, rear and side. Off street parking with block paved driveway . The rear garden which is fully enclosed and private laid to artificial lawn, has an Indian stone patio, a "IROKA" hard wood raised decking area, a shed and well-established shrub borders.

A viewing is highly recommended to appreciate the accommodation and the level of finish this property has to offer! This is one property which is not to be missed!



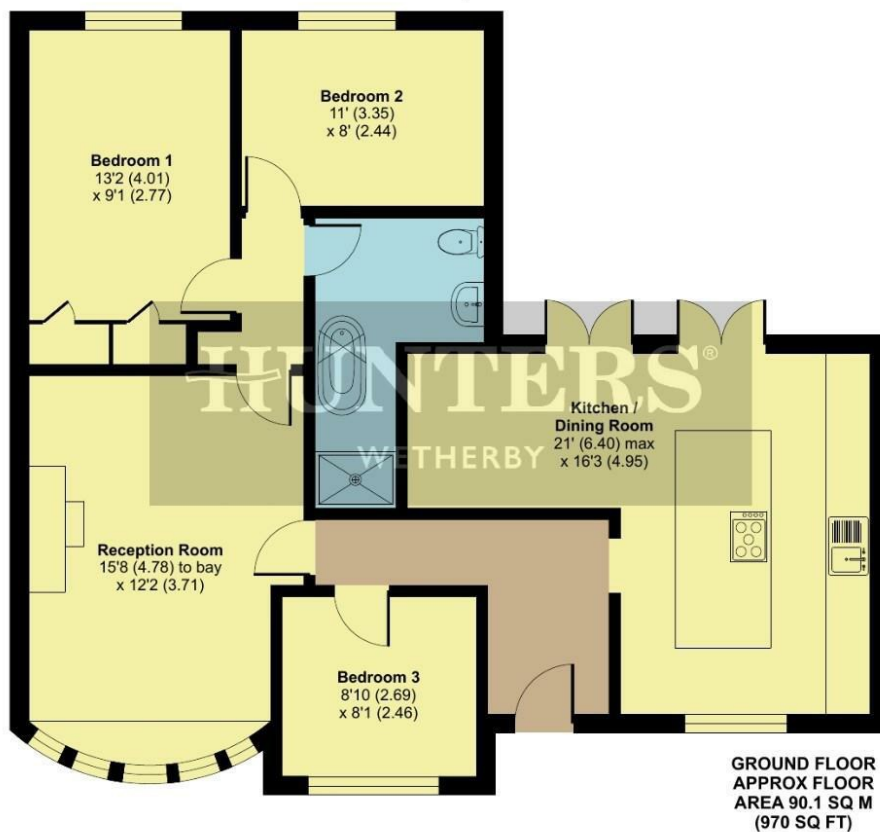




## Hillcrest, Tadcaster, LS24

Approximate Area = 970 sq ft / 90.1 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). © nlcocom 2024. Produced for Hunters Property Group. REF: 1070873

### Viewings

Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

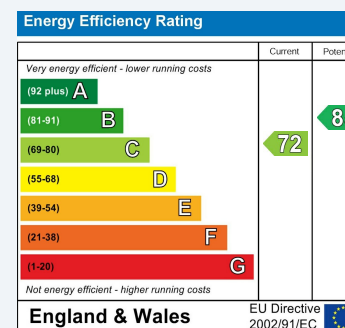
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

