



Kirkgate, Tadcaster, LS24 9AD

- TWO BED APARTMENT
- PRIVATE PARKING
- EPC - D / COUNCIL TAX - B
- UNFURNISHED
- WALKING DISTANCE TO AMENITIES

£795 Per Month

HUNTERS®
HERE TO GET *you* THERE

Kirkgate, Tadcaster, LS24 9AD

DESCRIPTION

Upon entering the property has a spacious and bright kitchen benefiting from ample natural light, a range of cupboards providing excellent storage and plenty of space for freestanding appliances. The generous layout offers a practical and versatile space for everyday living.

The kitchen leads through to a well-proportioned bedroom/dining room, which benefits from a deep built-in cupboard, offering excellent additional storage.

The lounge is the ideal space to relax and unwind, with two large windows which flood the room with natural light.

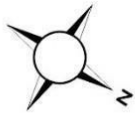
The property benefits from a WC, with a separate shower room featuring a wash hand basin and bath with shower over. A useful storage cupboard houses the boiler and provides further valuable storage space.

The flat is completed by a bedroom with ample space for bedroom furniture, and a study which is ideal for those working from home.

Externally, the property benefits from parking within the outside courtyard, providing one convenient off-road parking space.

Tadcaster is ideally situated within the Lower Wharfe Valley, offering excellent commuter links via the A64, A1(M), M1 and the wider motorway network. The historic city of York is approximately nine miles away, with Leeds around fourteen miles. The town itself boasts a wide range of local amenities, including excellent primary and secondary schools, a variety of shops, a medical centre, swimming pool, sports centre, and a strong sense of community, making it an excellent location for families and commuters alike.





First Floor

Approx. 86.7 sq. metres (933.2 sq. feet)



Total area: approx. 86.7 sq. metres (933.2 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Council Tax: B

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby,

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



HUNTERS[®]
HERE TO GET *you* THERE