



## St Andrews Walk, Tadcaster

- EPC RATING B
- TWO ENSUITES
- LIVING ROOM WITH PATIO DOORS TO GARDEN
- AVAILABLE UNFURNISHED
- FOUR DOUBLE BEDROOMS
- WHITE GOODS INCLUDED
- ENCLOSED GARDEN
- AVAILABLE DEPOSIT FREE

**£1,400 Per Calendar Month**



# St Andrews Walk, Tadcaster

## DESCRIPTION

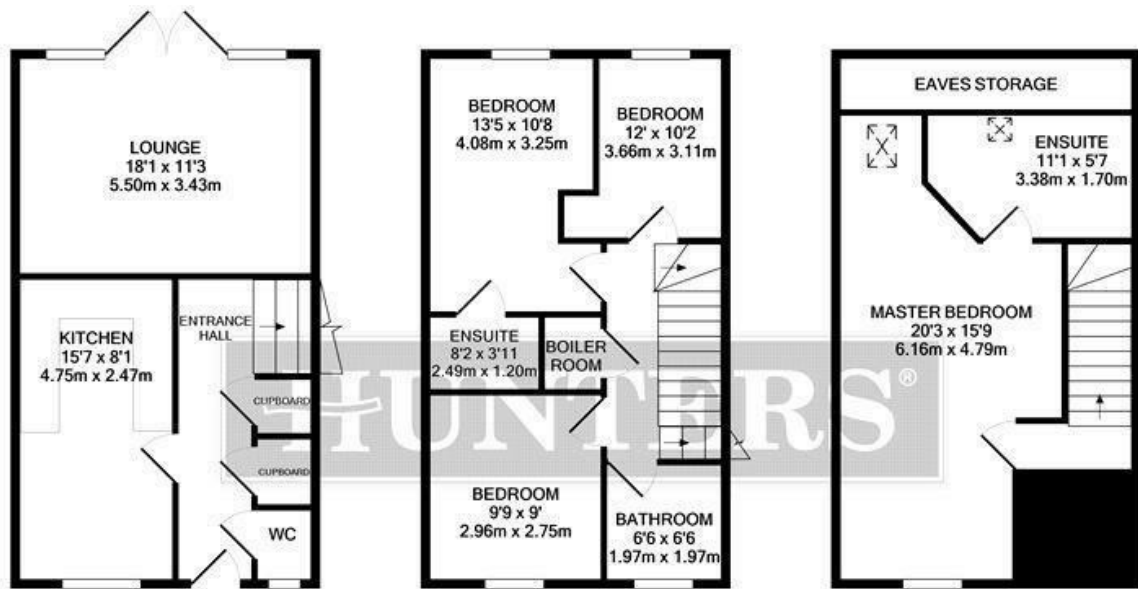
This is a beautifully presented four-bedroom mid-terrace house on the new development in Newton Kyme. This luxury property briefly comprises; an entrance hall leading to the downstairs WC situated next to a utility cupboard containing the washing machine. Opposite this is the high spec, fully fitted kitchen/ diner including a gas hob, electric cooker and a microwave oven as well as an integrated fridge freezer. At the end of the entrance hall is found the living room with patio doors to the enclosed and private garden with access to the side of the building. To the first floor are three double bedrooms, one with an ensuite and the house bathroom with a three-piece suite. To the second floor is the master bedroom with another ensuite.

To the exterior of the property is an attractive blocked driveway with parking and a rear garden with a shed for storage.

All of this with easy access to Leeds/York/Wakefield and road links to the A1/M1 and A64. This development is just on the edge of the thriving village of Boston Spa.







GROUND FLOOR  
 APPROX. FLOOR  
 AREA 408 SQ.FT.  
 (37.9 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 408 SQ.FT.  
 (37.9 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1187 SQ.FT. (110.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

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