



## The Avenue, Wighill Park, Tadcaster, LS24 8BS

- THREE BEDROOM SEMI-DETACHED
- COUNTRYSIDE LOCATION
- AVAILABLE MID MARCH
- PET CONSIDERED
- COUNCIL TAX BAND B
- GARAGE & LARGE DRIVEWAY
- UNFURNISHED
- EPC RATING E
- FULL FIBRE INTERNET AVAILABLE

**£1,300 Per Calendar Month**





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## DESCRIPTION

This modern, decorated semi-detached house is located down a quiet country lane in Wighill. The area offers stunning countryside views and also has great access to local amenities in Tadcaster and Wetherby. Connections to York, Harrogate and the A1 also are in perfect reach. Great catchment area for schools and buses and a stones throw away from Tadcaster.

The property briefly comprises; spacious entrance hall with cupboard under stairs, light and airy lounge with dual aspect windows and electric fire, large kitchen/dining area including dishwasher and a brand new oven and hob, pantry located in the corner with shelving inside, and side door leading to the enclosed garden. To the first floor; master bedroom with fitted wardrobes, second double bedroom, and the third room is ideal for single bed/office. All bedrooms offer stunning countryside views. Three piece house bathroom including separate shower cubicle and heated towel rail. Spacious landing with storage cupboard. Loft available for use. To the rear is a fully enclosed garden with BBQ/patio areas, shrubs and tree's, side gate leading to the front of the house. Front lawned garden, large driveway offering up to three car spaces, and secure garage.

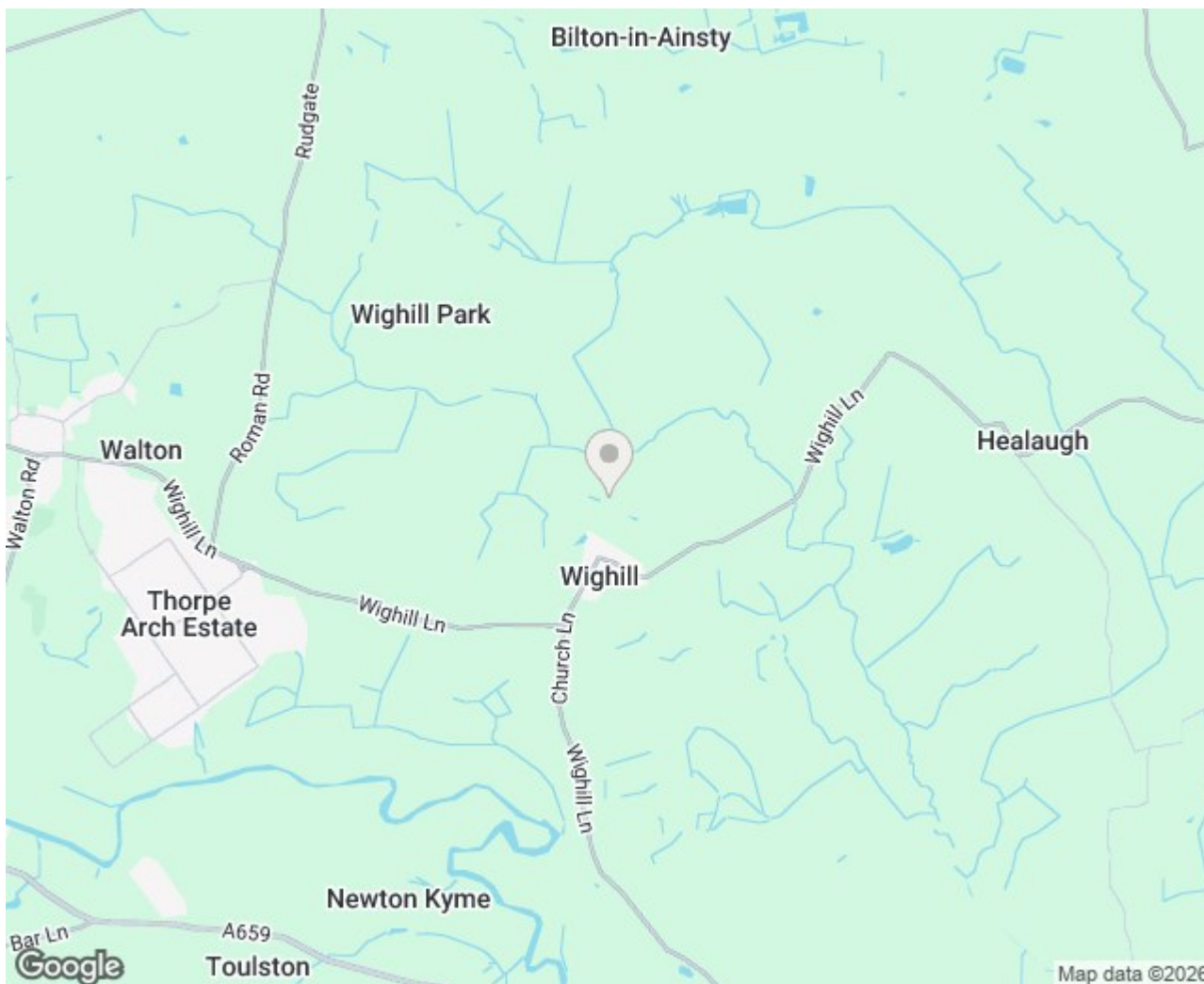
UNFURNISHED. PETS CONSIDERED. AVAILABLE MID-MARCH

DO NOT MISS OUT ON THIS SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE, COUNTRYSIDE LOCATION, FRONT AND REAR GARDENS, GARAGE, UNFURNISHED, AVAILABLE MID MARCH









### Viewings

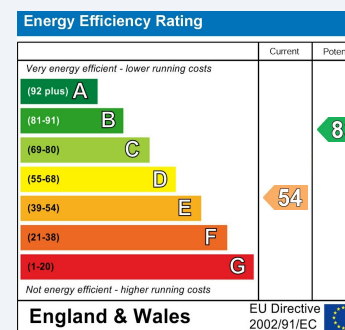
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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