



Cedar Drive, Tadcaster, LS24 9TJ

- A MUCH LOVED HOME AND OWNED SINCE NEW
- DETACHED STONE BUILT BUNGALOW
- NO ONWARD CHAIN

- HIGHLY SOUGHT AFTER AREA
- THREE BEDROOMS
- EPC RATING D / COUNCIL TAX BAND D

Offers Over £295,000



Cedar Drive, Tadcaster, LS24 9TJ - Offers Over £295,000

DESCRIPTION

THIS DETACHED THREE BEDROOM STONE BUILT BUNGALOW IS ONE NOT TO BE MISSED!

**** OFFERED WITH NO ONWARD CHAIN****

Situated in a sought-after residential cul-de-sac, this much-loved property benefits from gas central heating, double glazing, an alarm system and ample off-road parking. With convenient access to the town centre, facilities include excellent shops, health and sports facilities.

Immaculately kept throughout, the vendors have lived at the property since it was built in the mid-1980's.

Entrance to the bungalow is made via the hallway which has doors leading to all the principal rooms in the property. The main reception room is well-proportioned and has a large bay window and secondary window which allows lots of natural light. A gas fire with stone surround provides a focal point to the room.

The kitchen is well equipped with a range of units including drawers providing lots of storage. Integrated appliances include "Bosch" double electric fan oven with integrated microwave, "Bosch" induction hob and under counter fridge and freezer. There is plumbing for a washing machine.

There are three bedrooms, two of which are doubles and both have built in storage. The third bedroom is currently being used as a dining room.

The shower room comprises a modern suite which has a walk-in shower, sink, low level w/c, heated ladder style radiator and is tiled from floor to ceiling.

A conservatory, with external access only, is a nice addition to the property and provides a space for relaxation and retreat for enjoying some quiet time overlooking the rear garden.

The rear garden is a mainly laid to lawn with a resin walkway around and hedged boundaries. The front driveway which is also resin provides access to the attached garage with electric up and over door.





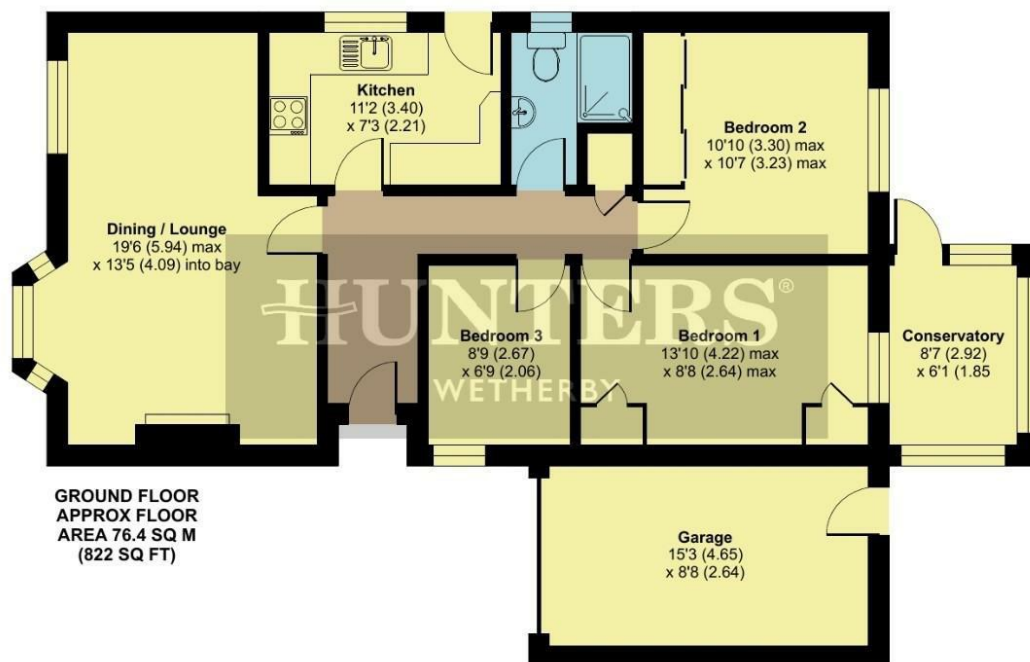
Cedar Drive, Tadcaster, LS24

Approximate Area = 822 sq ft / 76.4 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 954 sq ft / 88.6 sq m

For identification only - Not to scale



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Viewings

Please contact 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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