



Main Street, Tadcaster

HUNTERS EXCLUSIVE ARE PROUD TO PRESENT TO THE MARKET THIS THREE BEDROOM STONE DETACHED HOUSE IN THE HISTORIC VILLAGE OF SAXTON.

Asking Price £690,000



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DESCRIPTION

HUNTERS EXCLUSIVE ARE PROUD TO PRESENT TO THE MARKET THIS THREE BEDROOM STONE DETACHED HOUSE IN THE HISTORIC VILLAGE OF SAXTON.

This is a rare & unique opportunity to acquire a property that has lots of character, orchard, barn and workshop.

The property comprises an entrance porch which leads directly into the breakfast kitchen which has an open beamed ceiling to add to the character, a range of base units, electric cooker point, plumbing for a washing machine and space for a fridge freezer. The ground floor bathroom has a shower over bath, vanity wash basin, W/C and ladder style radiator.

The main reception room is in the mid part of the house and has a beautiful feature inglenook style fireplace with stone insert and wood mantle. The log burning stove sits perfectly inside and once lit provides the perfect setting for these chilly evenings. A snug area completes the downstairs accommodation and features a brick fireplace with log burner.

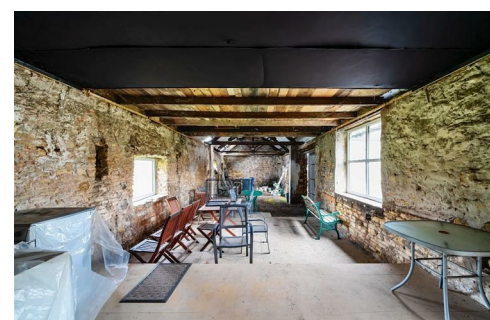
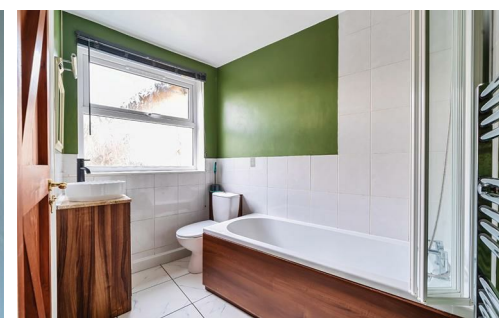
To the first floor there are two double bedrooms and the third bedroom is accessed via the main bedroom.

The barn which is part of the original house has huge potential to be converted and offers versatile space for lots of different uses and we are informed by the current owners that this was the ex blacksmiths shop for the village and benefits from three phase electric. There is also a large workshop to the rear of the garden which has the facility for water and three phase electric.

There is a good size orchard which has a mix of fruit trees including apples and plums.

This is a truly unique property and is not one to be missed.

AT PRESENT THIS PROPERTY IS LISTED AS A BUSINESS SO THERE IS NO RESIDENTIAL COUNCIL TAX





Main Street, Saxton, Tadcaster, LS24

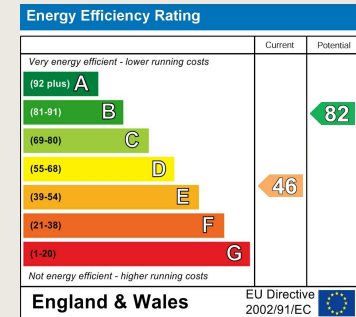
Approximate Area = 1079 sq ft / 100.2 sq m
 Barn = 875 sq ft / 81.3 sq m
 Total = 1954 sq ft / 181.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1089722

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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