



## Manor Road, Tadcaster, LS24 8HP

- LARGE THREE BEDROOM DETACHED HOME
- WELL PRESENTED
- GARDEN TO THE REAR AND GARAGE
- OFFERED WITH NO ONWARD CHAIN
- COMMUTING ROUTES TO BOTH LEEDS, YORK AND HARROGATE
- OFF STREET PARKING FOR MULTIPLE CARS
- EPC RATING C / COUNCIL TAX BAND RATING E
- LARGE PLOT FOR EXTENSION (SUBJECT TO PLANNING PERMISSION)

**Asking Price £375,000**



# Manor Road, , Tadcaster, LS24 8HP - Asking Price £375,000

## DESCRIPTION

Enquire now to avoid missing out on this well presented large three bedroom detached home in the heart of Tadcaster!

To the right of the property features a generous plot and with subject to planning consent offers scope to create an even larger home.

The well presented kitchen/diner is a large space that briefly comprises of a good range of wall and base units, with plumbing for a dishwasher and plumbing for a washing machine. The integrated appliances consist of electric hob and oven. The kitchen provides access to both the rear of the property and the downstairs W/C with vanity unity.

The well proportioned large lounge has dual access from both the hall and kitchen, the space benefits from a window to the front and bay window to the rear allowing ample natural light. The lounge features an electric fire, perfect for creating a warm and inviting atmosphere in your home.

The first floor of the property is a bright and well laid out space that consists of three bedrooms, house bathroom and en suite.

Bedroom one is a large space that benefits from both a built in wardrobe and ensuite that comprises of a walk in shower, sink basin and W/C.

Bedroom two and three are also great spaces that also have built in wardrobes.

The house bathroom finishes the upstairs space and briefly comprises of shower over bath, sink basin and W/C.

The front of the property provides off street parking for multiple cars and gives access to the rear of the property from both sides. The garage has a door to the rear.

To the rear is a stone walled paved garden, perfect for summer evenings. The workshop with power provides additional storage.

The popular market town of Tadcaster provides a wide range of day-to-day amenities including banks, building societies, doctors, dentists, shops, cafes, restaurants and public houses with an award-winning swimming pool and gym. The nearby A1M link also allows quick easy access to Leeds City centre, York and Harrogate and other major national networks. The house falls in close proximity to the highly acclaimed Tadcaster Grammar School.

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





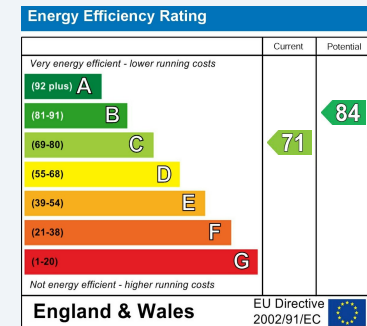
# Manor Road, LS24

Approximate Area = 1129 sq ft / 104.9 sq m  
 Garage = 128 sq ft / 11.9 sq m  
 Total = 1257 sq ft / 116.8 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.



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](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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1090009



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