



## Hudson Close, Tadcaster

- FOUR BEDROOM DETACHED HOME
- MASTER BEDROOM WITH ENSUITE
- OFF STREET PARKING
- FIRST TIME TO THE MARKET!!
- SET ON A CORNER PLOT
- EPC D / TAX BAND E

**Offers Over £400,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Hudson Close, Tadcaster

## DESCRIPTION

Introducing this four-bedroom home, making its debut on the market for the first time!

Upon entering the property you are welcomed into the entrance hall providing access to the living room and dining room. The spacious living room features an Adam-style fireplace with a marble insert and electric fire, providing a traditional aesthetic to the cozy and inviting atmosphere, making the living room a perfect place to relax and unwind.

The generously sized kitchen area comprises a range of wall and base units with integrated appliances, including an electric oven & gas hob. Also benefiting from space for a dishwasher.

Completing the ground floor accommodation is a utility area and downstairs wc.

To the first floor you will find four-bedrooms with fitted furniture to three, providing convenient storage and maximizing space. The master bedroom boasts the added luxury of an ensuite bathroom. Additionally, all bedrooms also enjoy the convenience of a house bathroom, made up from a three piece suit; bath with overhead shower, wc and sink basin.

This corner plot home offers a desirable combination of features, including a front and rear garden, off-street parking, and a garage. The front garden creates an inviting entrance, while the rear garden provides a tranquil outdoor space for relaxation and entertainment. With the convenience of off-street parking and the added benefit of a garage, this home offers ample space for vehicles and storage.

TADCASTER is a very popular market town, which provides an excellent range of amenities and facilities to include shops, primary and secondary schools, sports and health facilities. The property is conveniently situated for access to Leeds and York City centres, with the nearby A64 and A1/M1 link roads providing swift and easy commuting throughout the Yorkshire region.

Don't miss out on the chance to make this home your own!





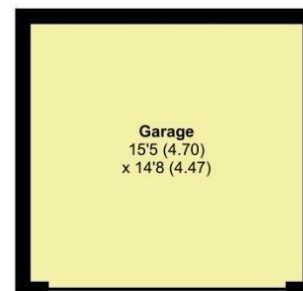
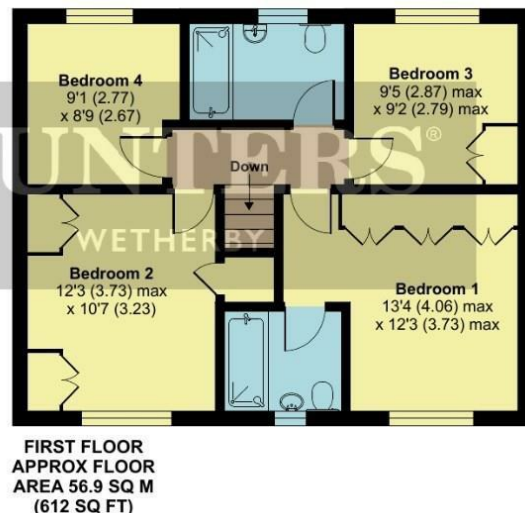
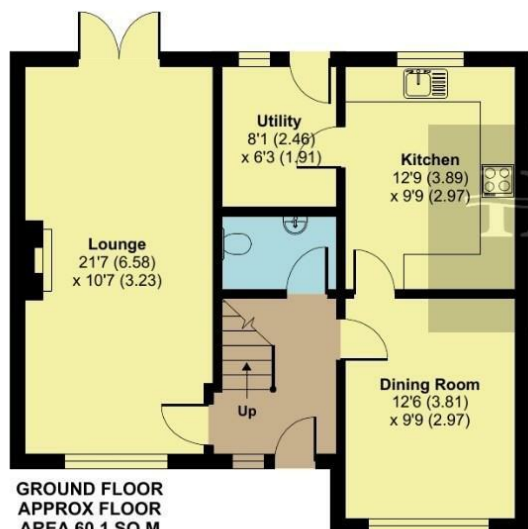
# Hudson Close, Tadcaster, LS24

Approximate Area = 1259 sq ft / 116.9 sq m

Garage = 227 sq ft / 21.1 sq m

Total = 1486 sq ft / 138 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Hunters Property Group. REF: 985648

### Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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