



## Edgerton Drive, , Tadcaster, LS24 9QW

- REDCORATED TO A MODERN STANDARD
- DOUBLE GARAGE WITH ELECTRIC ROLL OVER DOOR
- SPACIOUS KITCHEN
- SOUGHT AFTER LOCATION
- LARGE GARDEN
- COUNCIL TAX BAND E / EPC RATING C

**Asking Price £550,000**



# Edgerton Drive, , Tadcaster, LS24 9QW - Asking Price £550,000

## DESCRIPTION

Set in the sought after development of Edgerton built in the early 1970's constructed by the highly respected Bacal Construction Ltd, located to the west of Tadcaster lies this spacious and extremely well presented detached home. This property which has recently been modernised and undergone a full renovation program with quality fittings, adopts an corner position. The property not only offers great space in a well renowned residential area but also boasts an out of this world position.

The accommodation on offer briefly comprises. Spacious, bright and welcoming hall with doors to kitchen/breakfast room, downstairs WC and large reception room. Stairs lead you to a first floor landing with four generously sized bedrooms, all beautifully presented, along with a modern wet room with walk in shower.

Entering the kitchen/breakfast room you are welcomed to a large open planned room lit by dual aspect windows to front and rear making the room bright and inviting. The modern yet convenient kitchen has a range of wall and base units and a comprehensive range of quality integrated appliances. The kitchen opens to a breakfast bar and spacious seating area at the front of the property making the home perfect for entertaining and ideal for family living. The large hallway provides access to a spacious living room with large dual aspect windows to front and rear and features a modern fireplace with gas living flame insert, and to the downstairs WC with half tiled walls, tiled floor and basin.

The first floor of the property has four generous bedrooms, the master bedroom having the benefit of built in wardrobe storage for extra convenience. Completing the upstairs is the modern wet room that briefly comprises floor to ceiling tiling with underfloor heating, walk in shower, basin/vanity unit and WC.

The property is set on a large corner plot with conifer borders. To the rear in a small cul de sac is a driveway providing off street parking for multiple vehicles and leading to a detached double garage with automatic door.

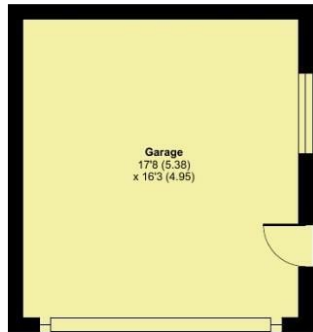
To the front you will find a garden with a scattering of maturing shrubs and beds and to the side is a patio and decked area allowing for summer evening entertainment.



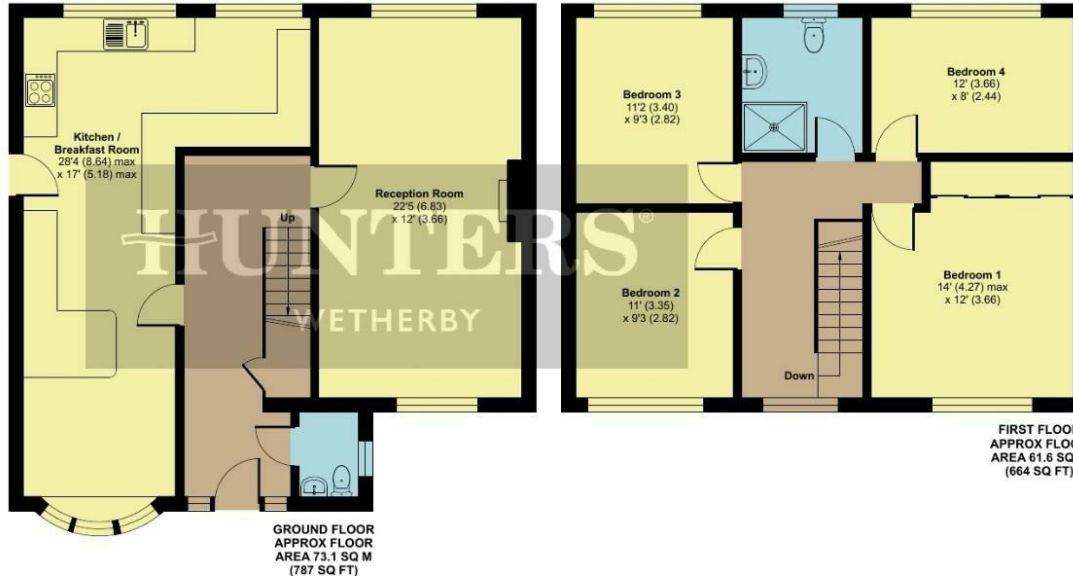


# Edgerton Drive, Tadcaster, LS24

Approximate Area = 1451 sq ft / 134.8 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Total = 1740 sq ft / 161.6 sq m  
 For identification only - Not to scale



GARAGE  
 AREA 26.8 SQ M  
 (289 SQ FT)

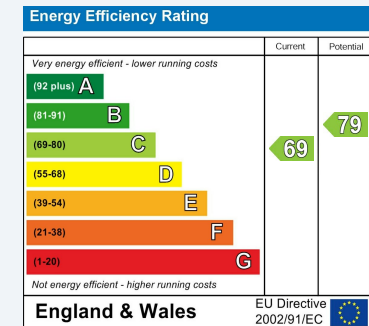


GROUND FLOOR  
 APPROX FLOOR  
 AREA 73.1 SQ M  
 (787 SQ FT)

FIRST FLOOR  
 APPROX FLOOR  
 AREA 61.6 SQ M  
 (664 SQ FT)

## 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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1094846

### 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.



5a Market Place Wetherby, LS22 6LQ  
 Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

