



Calcaria Road, , Tadcaster, LS24 9HH

- SET ON A CORNER PLOT
- FOUR BEDROOM HOME
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- WELL PRESENTED
- EPC RATING C / COUNCIL TAX BAND C

Asking Price £285,000



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DESCRIPTION

Proudly presented to the market is this four bedroom home set on a corner plot in the sought after area of Tadcaster, with a superb location that is just set off the renowned Stutton Road to the west of Tadcaster. Its locality is within convenient reach of the local schools, amenities and public houses, as well as its links to the A64 and A1 for those looking to commute.

The well presented home briefly comprises of a large reception room, dining area, kitchen with access to the rear, four bedrooms and house bathroom.

The lounge is a bright and inviting space, with a large bay window to the front elevation with dual access from the hallway and dining room.

The dining room is spacious and allows access to the kitchen, for convenience and ease. The well presented kitchen benefits from a range of wall and base units with plumbing for a washing machine and has an integrated 5 ring gas hob, featuring a convenient stable door leading to the rear of the property.

The first floor of the property is a well kept space that briefly comprises of three bedrooms and house bathroom.

The master bedroom is a large space that is brightened with ample natural light by the window to the side elevation.

Finishing the upstairs space is the modern house bathroom with shower over bath, heated towel rail, sink basin and W/C.

To the rear of the property is the lawned space with hedge tree and fenced boundary, with block paved pathway towards the property, the rear of the property benefits from side access to the driveway.

The front of the property offers off street parking for multiple cars.

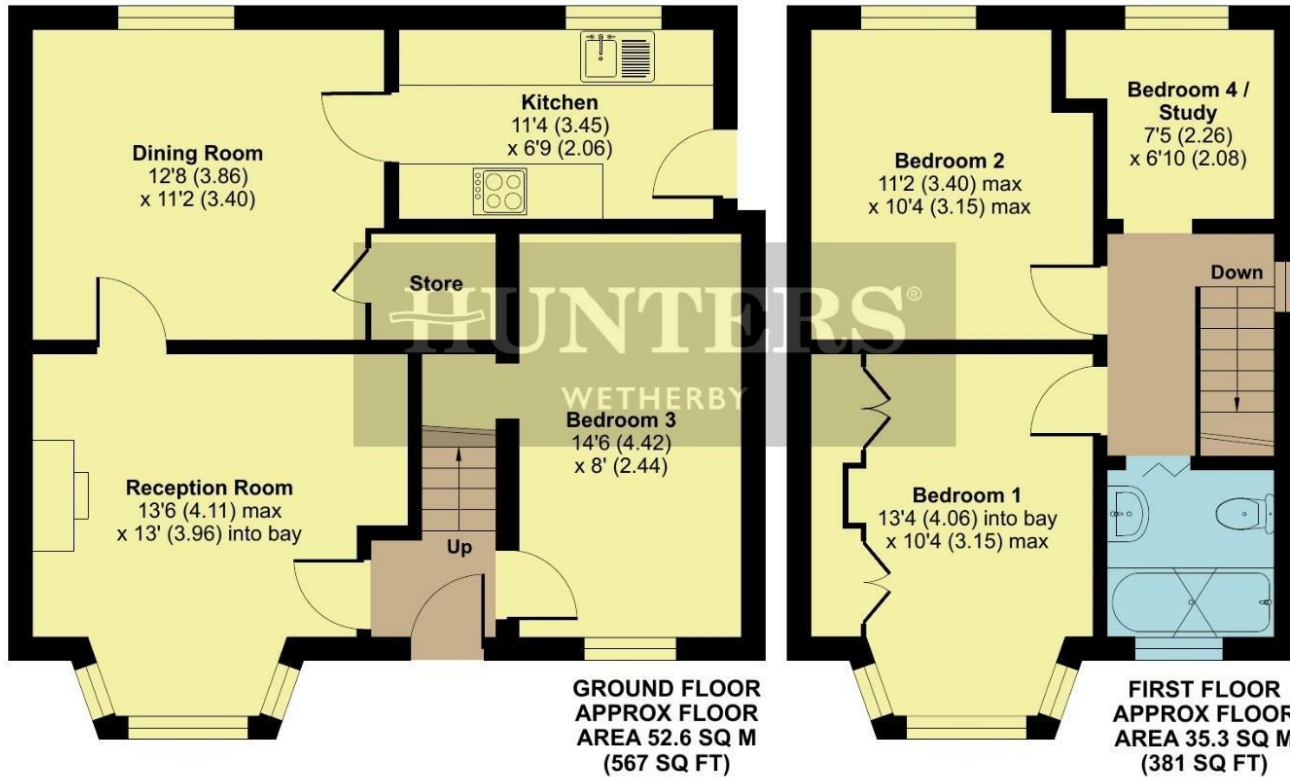






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Approximate Area = 948 sq ft / 88 sq m
For identification only - Not to scale



RICS Certified Property Measurer. 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: 1093398

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

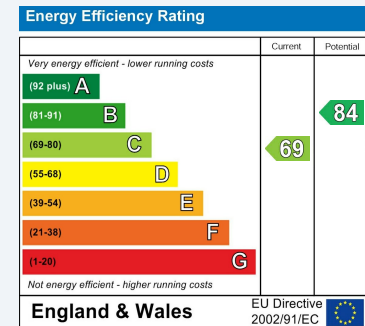
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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