

## Grimston Park mews, Tadcaster

- A STUNNING THREE BEDROOM MEWS PROPERTY
- FREEHOLD
- COMMUNAL GARDENS AND GARAGE
- SERVICE CHARGE £65 PER MONTH
- NEWLY FITTED MODERN KITCHEN
- EPC F / TAX BAND E

**Asking Price £400,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Grimston Park mews, Tadcaster

## DESCRIPTION

FANTASTIC OPPORTUNITY TO PURCHASE A THREE BEDROOM MEWS PROPERTY!!!!

FREEHOLD PROPERTY AND £65 A MONTH SERVICE CHARGE

Hunters Wetherby are proud to market this charming 3-bedroom mews property, where style and comfort blend seamlessly. As you step inside, you are greeted by a welcoming entrance hall that provides access to the lounge, kitchen/diner, and a convenient downstairs WC.

The lounge is a great space, featuring an under stairs cupboard for extra storage, a beautiful stone hearth, and an insert with a log-burning stove. It's the perfect spot to relax and unwind after a long day.

Prepare to be impressed by the recently fitted kitchen, which boasts a stunning range of grey shaker style wall and base units and also integrated appliances, including a fridge freezer, electric hob and oven, and dishwasher. The kitchen also offers ample space for a table and chairs, creating a wonderful area for dining and entertaining.

For added convenience, there is a utility space located in the garage area, providing space for a washer.

Moving upstairs, you will find three well-proportioned bedrooms that exude comfort and style. The master bedroom is a true retreat, featuring fitted wardrobes and a chest of drawers, offering plenty of storage space. The remaining two bedrooms also offer built-in cupboards and charming beamed ceilings, adding character to the rooms.

The house bathroom, boasting a three-piece suite. The paneled bath with an overhead shower, sink basin and WC offer convenience. The bathroom also includes a heated towel rail.

Outside, this property shares access to stunning communal gardens, offering a tranquil oasis for relaxation and enjoyment. A shared drive ensures easy parking, while a garage provides additional storage space and secure parking for your vehicle.



Overall, this 3-bedroom mews property offers a delightful combination of modern features and traditional charm. Don't miss the opportunity to make this your new home, where comfort and style come together in perfect harmony!!!!

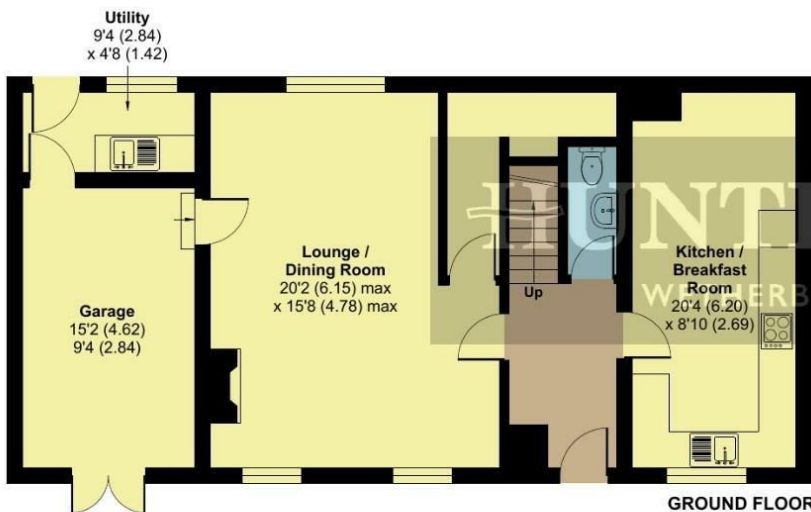


# Grimston Park Mews, Grimston Park, Grimston, Tadcaster, LS24

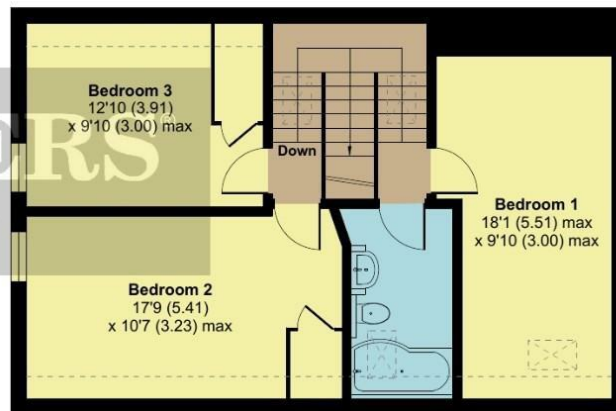
Approximate Area = 1418 sq ft / 131.7 sq m (includes garage)  
 Limited Use Area(s) = 56 sq ft / 5.2 sq m  
 Total = 1474 sq ft / 136.9 sq m  
 For identification only - Not to scale



Denotes restricted head height



**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 63.9 SQ M  
 (688 SQ FT)



**FIRST FLOOR**  
 APPROX FLOOR  
 AREA 54.6 SQ M  
 (588 SQ FT)

 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: 999730

## 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.

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



## 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>74</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>32</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.

