



## Heatherdene, Tadcaster, LS24 8EZ

- THREE BEDROOM DETACHED HOUSE
- LARGE PLOT / CUL DE SAC
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- DETACHED DOUBLE GARAGE
- COUNCIL TAX BAND D / EPC RATING C

**Asking Price £350,000**



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## DESCRIPTION

HUNTERS WETHERBY are excited to release to the market this wonderful opportunity of this detached home in the sought after location of Heatherdene, set on a spectacular plot!

The property has been in the family since the 1980's when it was first constructed by a respected developer.

This well presented home is spacious and bright with ample living space making it perfect for all types of buyers.

The kitchen/diner is complemented by wall and base units and ample work surfaces, with space for a washing machine. This is a good sized Kitchen/dining area is perfect for food preparation, also with a dining area to enjoy and relax with a door to the side that leads to the extension with patio sliding doors to allow access to the rear garden.

The ground floor accommodation is arranged in such a way that presents a spacious reception room with a dual aspect view with a 'Feature' bow window to the front, that allows ample natural light and adds character to the room. Finishing the downstairs space is the W/C with sink and built in storage.

To the first floor, there are three well-proportioned bedrooms and a modern house bathroom. Of particular note, bedroom one has fitted bedroom furniture and dual aspect views.

The family bathroom finishing the upstairs space and comprises shower over bath, bidet, wash basin and W/C.

Externally, the property is located off Heatherdene onto a hardstanding front driveway providing off street parking. The private rear garden is deceptively spacious, laid to lawn and flower, tree and shrub borders a stunning views over 'Tadcaster'

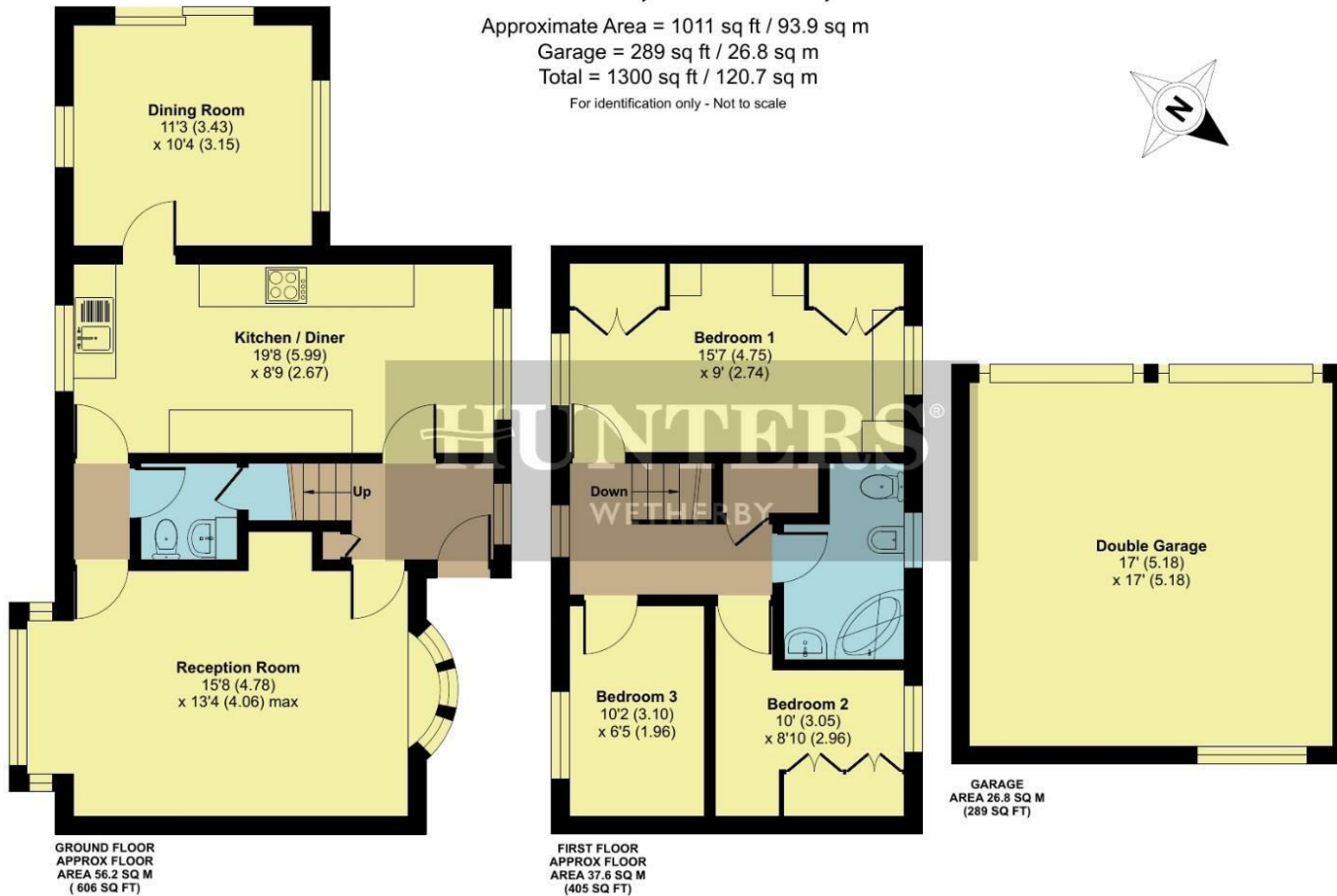
The detached double garage provides perfect extra storage or parking, along with the large driveway with gated access.





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Approximate Area = 1011 sq ft / 93.9 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Total = 1300 sq ft / 120.7 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). © nrichcom 2024. Produced for Hunters Property Group. REF: 1097315

## Viewings

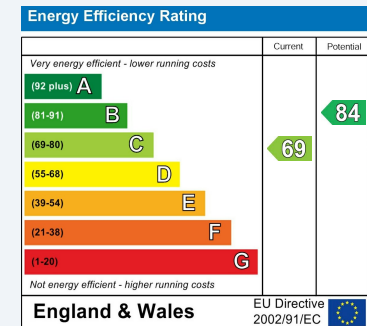
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

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

## 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.



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