



## Auster Bank Crescent, , Tadcaster, LS24 8AY

- 3 BEDROOM DETACHED BUNGALOW
- LARGE GARDEN AND DRIVEWAY
- SOUGHT AFTER LOCATION
- DETACHED GARAGE
- SOLAR PANELS
- EPC RATING- B/ COUNCIL TAX BAND - C

**Offers Over £280,000**





# Auster Bank Crescent, , Tadcaster, LS24 8AY - Offers Over £280,000

## DESCRIPTION

Offered back to the market unexpectedly.

Hunters Wetherby are proud to present this three bedroom detached bungalow set in the sought after location of Tadcaster.

This home briefly comprises of a reception room, kitchen, conservatory, wet room, three bedrooms and loft room.

The well presented kitchen is fitted with a range of wall and base units, the integrated appliances comprise of a dishwasher, electric oven and induction hob. There is also space for a washing machine and fridge freezer. The living room benefits from a gas fireplace giving the feeling of the hub of the home. The patio doors lead into the conservatory which is a great place to entertain guests with the patio doors giving access to the gorgeous garden providing indoor/ outdoor living.

The wet room consists of a walk in shower, low level w/c, sink and a towel rail. This was replaced in August 2022.

Finishing off the home are the three bedrooms, one of which is currently being used as a dining room. There is also a loft room with built in storage, that is a brilliant addition to the property that has a variety of uses such as storage, office, ect. This room benefits from two Velux windows that let in ample natural light, the tv and telephone points provide the opportunity for a relaxing space.

To the front of the property is the large driveway which is mostly paved with a detached electric garage. To the rear of the property is the rear garden which is mostly laid to lawn with patio which is perfect for these upcoming spring/summer months. The large shed in the rear garden also provides extra storage.

The property has the added benefit of an alarm system and solar panels.

Tadcaster is a highly regarded neighbor hood close to an excellent choice of local schools including the highly regarded Tadcaster Grammar school. An excellent range of amenities is available in the town centre and the A64 provides excellent road links to Leeds, York and further afield.









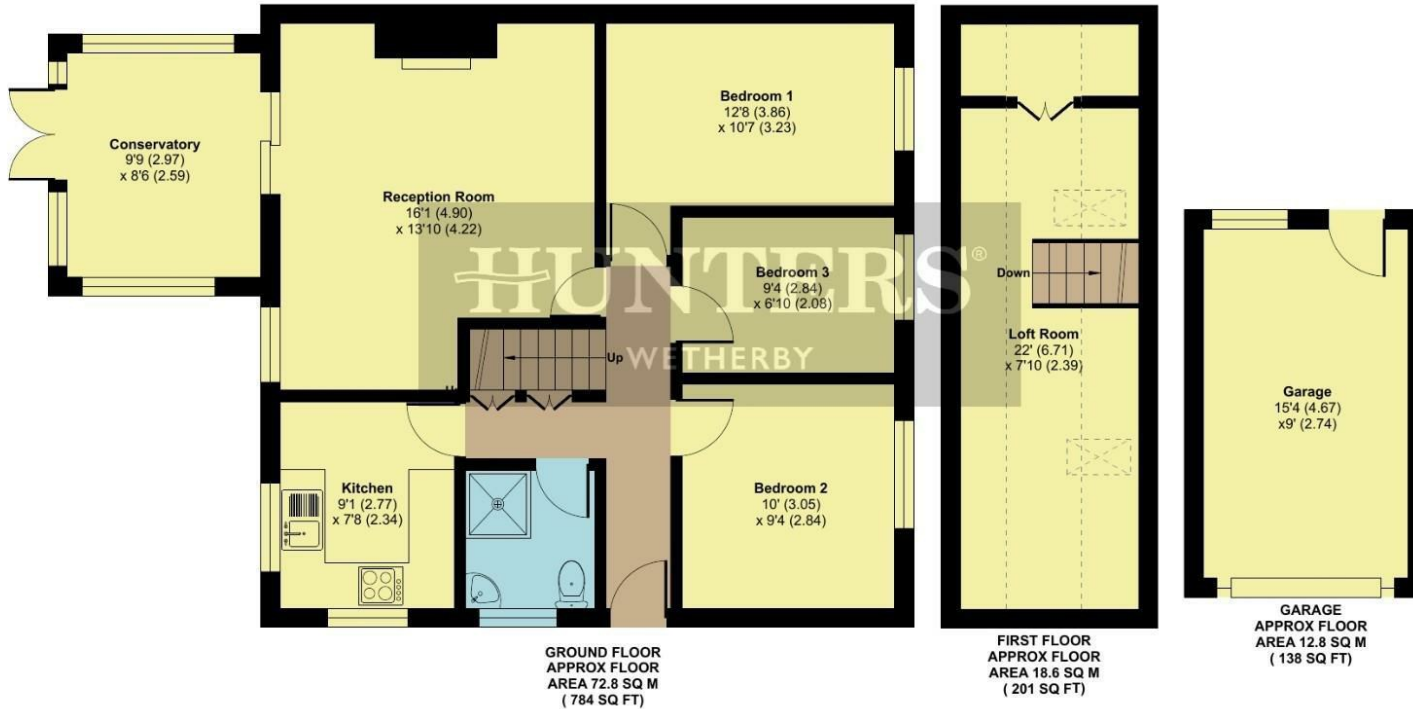
# Auster Bank Crescent, Tadcaster, LS24



Approximate Area = 877 sq ft / 81.4 sq m  
 Limited Use Area(s) = 108 sq ft / 10 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1123 sq ft / 104.2 sq m

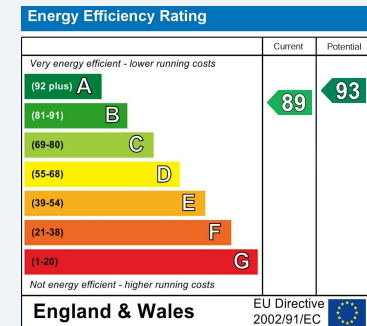
For identification only - Not to scale

Denotes restricted head height



## 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: 1111349

### 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.



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