



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



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DESCRIPTION

Hunters Wetherby are proud to present this three bedroom detached bungalow set in a quiet location.

This home 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, integrated appliances including dishwasher, electric wall oven and induction hob with additional space for a washing machine and fridge/freezer.

The inviting living room features a living-flame gas fire set within an elegant fireplace surround, providing a cosy focal point and a warm, welcoming atmosphere.

The bright and airy conservatory is accessed via patio doors from the living room and opens to the beautiful garden through french doors, perfect for entertaining and enjoying indoor-outdoor living

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

Completing the home are three bedrooms (two double and one single sized). The second double bedroom is currently being used as a dining room, providing flexibility to suit your needs.

The loft room is easy to access via permanent sturdy wooden steps. It features two Velux windows flooding the space with natural light. Along with built-in storage and TV/telephone points this versatile space is ideal for use as a home office, a relaxation space or for extra storage.

To the front of the property, a spacious paved driveway leads to a detached garage, front garden and side areas.

The garage is accessible via an electric roller door and includes a convenient entry door at the rear. The front garden is predominantly paved, featuring a patio area and flower borders.

The rear garden is mainly laid to lawn and is complemented by flowerbeds and fruit trees. A large patio area provides the perfect spot for outdoor seating during the warmer months. The garden is enclosed by a stone wall at the rear.

Additionally, a gate in the rear garden leads to a spacious auxiliary area which includes a purpose built concrete foundation, suitable for a potential greenhouse. There is a large shed, offering valuable extra storage. A stone wall is to the left side.

The property is equipped with an alarm system and solar panels, adding security and energy efficiency.





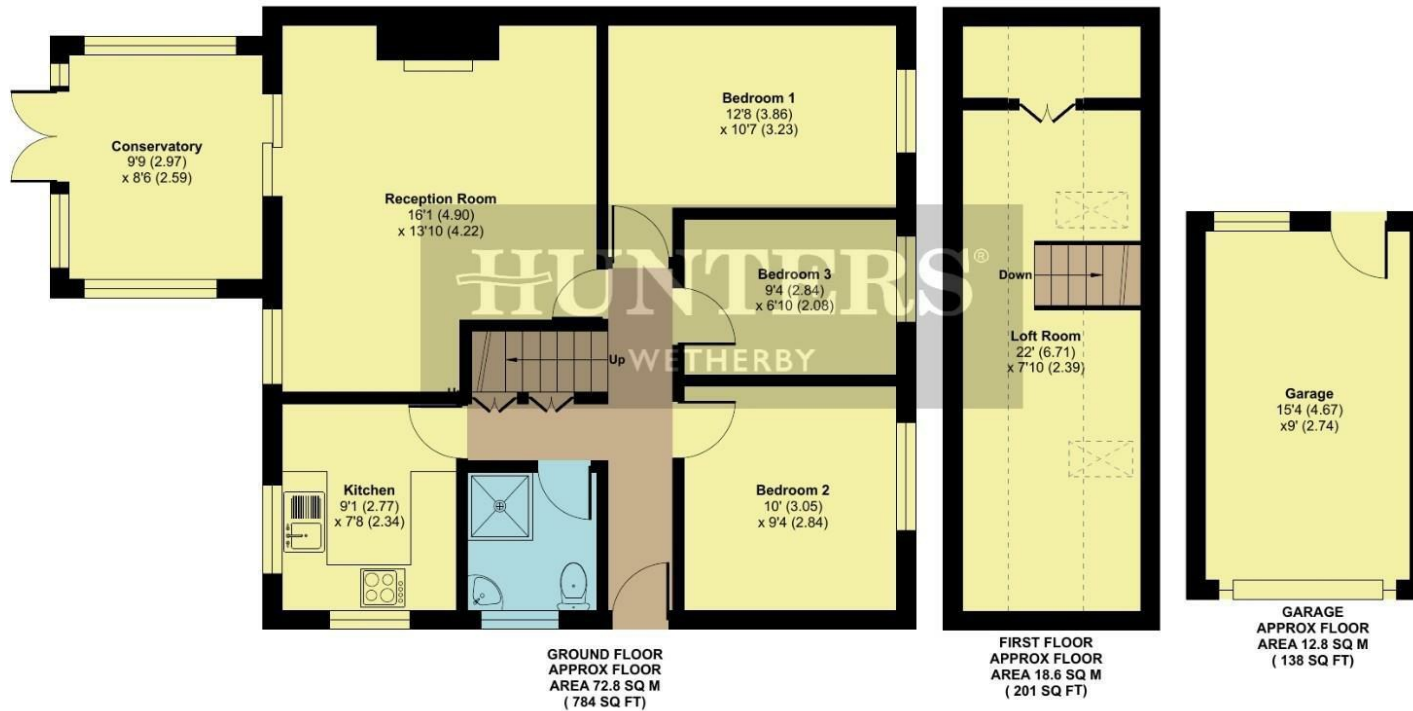
Auster Bank Crescent, Tadcaster, LS24



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

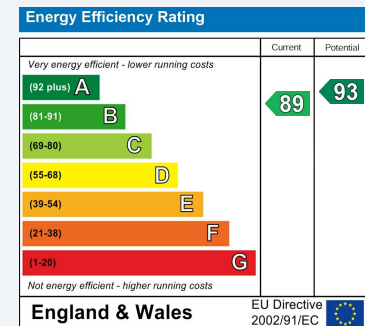
For identification only - Not to scale

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.

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HERE TO GET *you* THERE

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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1111349



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