



## Stutton Road, Tadcaster

- 3 BEDROOM SEMI DETACHED HOUSE
- ANNEXE WITH KITCHEN AND 2 BEDROOMS
- STUNNING VIEWS
- SEPERATE GARAGE
- LARGE GARDEN
- EPC D / COUNCIL TAX BAND C

**Asking Price £525,000**

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# Stutton Road, Tadcaster

## DESCRIPTION

Offered to the market is this spacious three-bedroom semi-detached family home with the added bonus of a 2 bedroom detached annexe, which sits within the highly sought after town of Tadcaster with excellent amenities.

~~THE PROPERTY WOULD BE A THREE BEDROOM SEMI DETACHED HOUSE WITH A SELF CONTAINED TWO BED ROOM SEPARATE ANNEXE, CONFIGURING TO 5 BED ROOMS.~~  
A UNIQUE OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI DETACHED HOUSE WITH A SELF CONTAINED TWO BED ROOM SEPARATE ANNEXE, CONFIGURING TO 5 BED ROOMS. The property has been extensively renovated to a high standard and well-presented accommodation throughout.

On entering the property the discerning purchaser is first welcome by a entrance hallway which provides access to all the principal ground floor accommodation. To the front of the property sits a picturesque bay fronted window, in the living room this marvellous room provides a centre hub that can be enjoyed by all the family and is warmed by an inset wood burning stove, which offers a quiet and relaxing room to unwind for cosy evenings. The arch way leads direct into the dining room which is spacious and conveniently leads into the dining kitchen which has a range of wall and base units, electric hob and oven and spaces for a washing machine and dishwasher.

Stairs from the entrance hallway lead to the first-floor landing whereby access to all the first-floor accommodation can be gained. There are three well-proportioned bedrooms - two of which offer fitted wardrobes and the third bedroom offers delightful views over open countryside, and house bathroom with shower over bath, wash basin and low level W/C.

Outside, the shared driveway is blocked and leads to a single garage to the side is a gate access with lawns and well stocked boards of a variety of well established bushes and shrubs. The is a gated access to various veg plots and raised borders and leads a detached single storey annexe and the layout consists of a open plan reception room and kitchen, two bedrooms and shower room, To the rear garden is steps leading to an attractive terraced area including a lawned patio area with stunning views over the area.

This is a highly regarded neighbourhood on the southern fringes of the market town of Tadcaster 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.

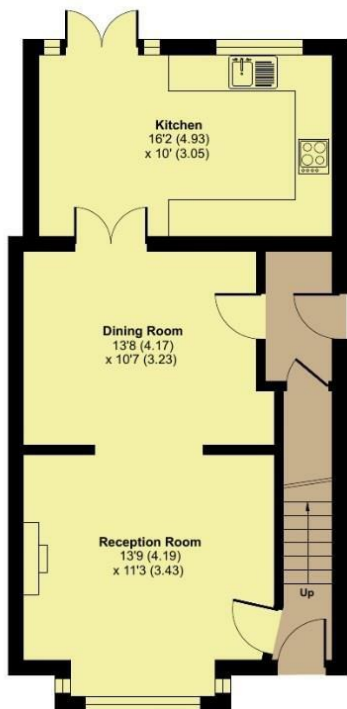
AGENTS NOTE: This is a three bedroom semi detached house with a self contained two bedroom separate annex, configuring the total bedrooms to five.



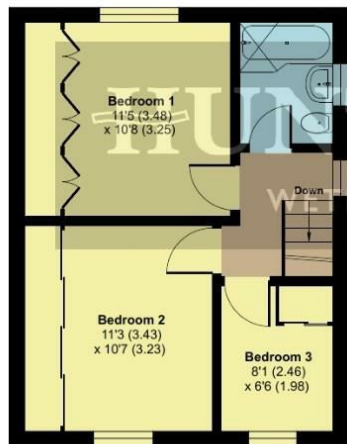


# Stutton Road, Tadcaster, LS24

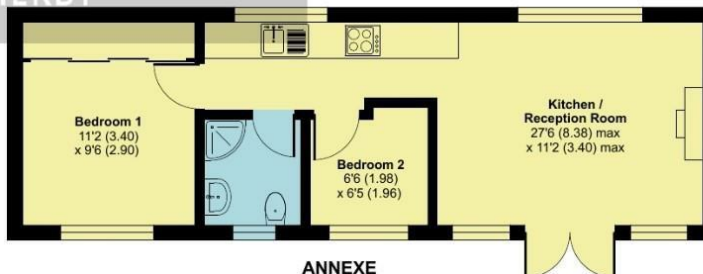
Approximate Area = 957 sq ft / 88.9 sq m  
 Annexe = 419 sq ft / 38.9 sq m  
 Garage = 180 sq ft / 16.7 sq m  
 Total = 1556 sq ft / 144.5 sq m  
 For identification only - Not to scale



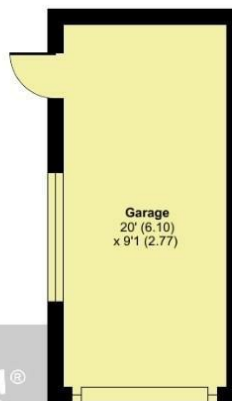
**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 53.3 SQ M  
 ( 574 SQ FT)



**FIRST FLOOR**  
 APPROX FLOOR  
 AREA 35.5 SQ M  
 ( 383 SQ FT)



**ANNEXE**  
 APPROX FLOOR  
 AREA 38.9 SQ M  
 ( 419 SQ FT)



**GARAGE**  
 AREA 16.7 SQ M  
 ( 180 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: 1050680

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

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