



Main Street, Ryther, Tadcaster, LS24 9EE

- THREE BEDROOM SEMI DETACHED HOUSE
- LARGE PLOT
- POPULAR VILLAGE LOCATION
- STUNNING COUNTRYSIDE VIEWS
- IN NEED OF MODERNISATION
- EPC RATING E / COUNCIL TAX BAND E

Offers Over £350,000



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DESCRIPTION

Hunters Wetherby are proud to market this superb three bedroom semi detached family home which occupies a dominant position in this accommodation to the local school then later in time became post office to highly sought after village location of "Ryther" this is the first time the property has come to market since the 1960's.

Situated within the most desirable village of Ryther is this extended semi detached family home. Occupying a most pleasant and dominant position in a corner plot that boasts wonderful country views, the property extends to approximately 1400 square feet offering an ideal family purchase which in turn would make a beautiful family home.

The property, which offers most versatile and spacious accommodation throughout. On entering the property, the discerning purchaser is first greeted by a breakfast room which offers an open aspect to the front of the property which opens to a separate utility and W/C. The kitchen which is fitted with wall and base units and a family room with aspects over the rear garden.

There is a separate reception room with dual aspect windows which flood the room with natural light. The rear lobby offers access to the private rear garden and provides access to the first floor accommodation which includes a spacious bedroom which is fully fitted with built in storage and views over countryside,. There are two further good size bedrooms and a house bathroom consisting of a free standing roll top bath, walk in shower cubicle and vanity unit and W.C.

The grounds of this impressive family home to the rear are generous and boast countryside views with the benefit of two outbuildings and garage, to conclude providing a truly delightful entertaining space to be enjoyed by the whole family.

There is also a driveway and garage.



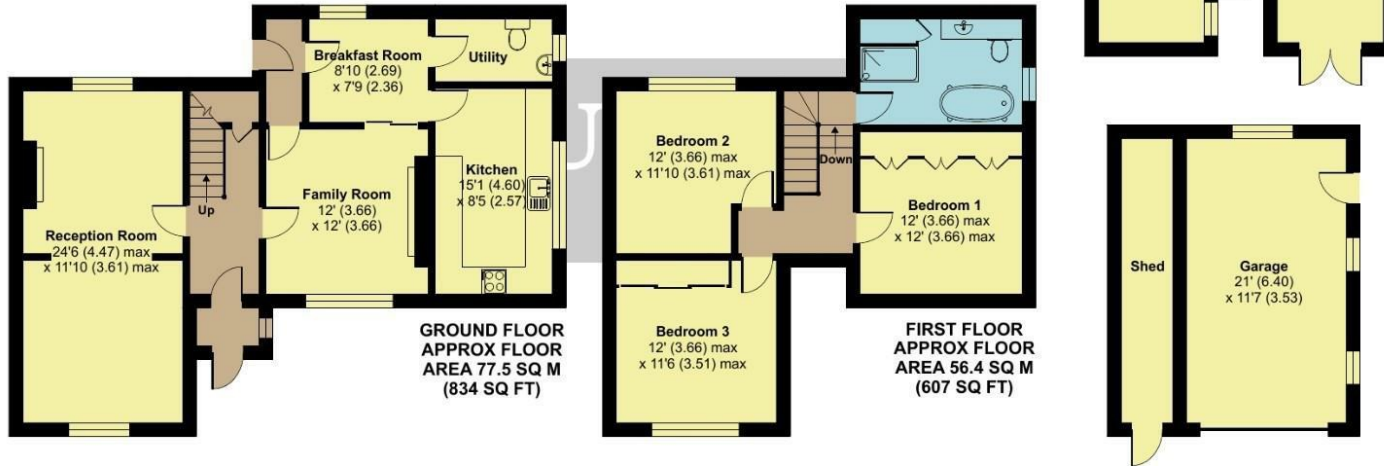


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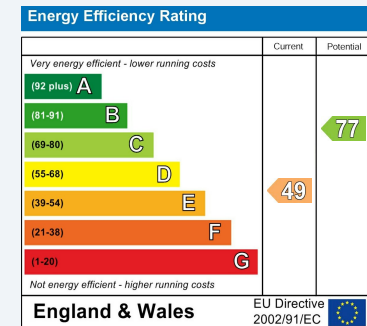
Approximate Area = 1441 sq ft / 133.8 sq m
 Garage = 248 sq ft / 23.1 sq m
 Outbuilding(s) = 268 sq ft / 24.9 sq m
 Total = 1957 sq ft / 181.8 sq m

For identification only - Not to scale



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: 1136807

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.



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