



## Calcaria Road, , Tadcaster, North Yorkshire, LS24 9HH

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- WELL SIZED ROOMS
- OFF STREET PARKING
- BEAUTIFUL GARDEN
- EPC RATING- C/ COUNCIL TAX BAND - C

**Asking Price £285,000**



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## DESCRIPTION

Hunters Wetherby are delighted to present to the market this three bedroom semi detached property offering spacious accommodation and traditional features throughout.

Situated in the sought-after market town of Tadcaster, the property briefly comprises entrance hall, lounge open plan kitchen/ dining room, garage, three bedrooms, a spacious house bathroom and a larger than average rear garden. The driveway provides ample off street parking within this residential cul-de-sac.

The hard wood arched external front door with glazed side panels, synonymous with this style of property, opens to a spacious entrance hall. The carpeted staircase is a softer contrast and leads up to the first floor accommodation.

The lounge is located to the front of the property and is flooded with natural light from a large bay window overlooking the front garden. The main focal point of the room is a tiled hearth feature fireplace and decorative surround.

Situated to the rear of the property, with views over the rear garden, the kitchen/diner is fitted with modern, wall and base units with work tops over and contrasting splash back and tiles. Useful features include a pantry style cupboard, pan drawers. Space is provided for a American style fridge freezer and gas cooker.

From the hallway, the staircase leads to the first floor landing which would make a cosy reading area. A hatch gives access to the loft.

The master bedroom is situated to the front of the property with a large bay window providing natural light. There are two further well sized bedrooms. The family bathroom comprises a three piece, white suite including, low level WC, wash hand basin, and panelled bath with shower over. Partially tiled walls, vinyl, yet practical additions and a frosted window allows for light and ventilation.

The private, enclosed, rear garden is mostly laid to lawn with mature hedges, and an easy maintenance border furnished with various plants and decorative gravel. The garden features a patio seating area, a fence boundary and detached garage.

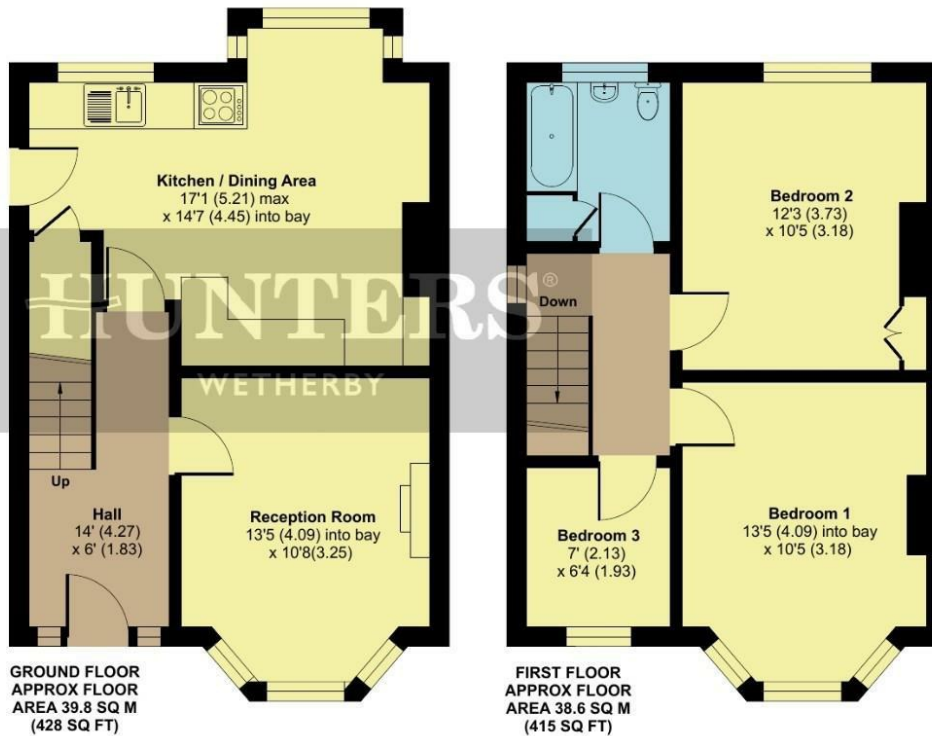
A viewing is a must, to appreciate this ideal family home.





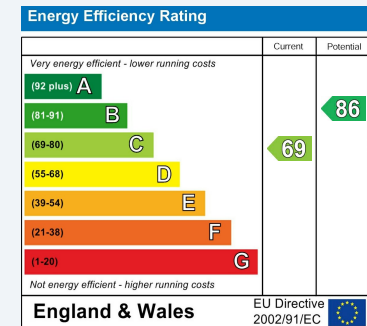
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Approximate Area = 843 sq ft / 78.3 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 983 sq ft / 91.3 sq m  
 For identification only - Not to scale



## 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.

### 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.

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: 1141387



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