



## Oxton Lane, , Tadcaster, LS24 8AG

- EXTENDED SEMI DETACHED PROPERTY
- FOUR BEDROOMS AND HOUSE SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN WITH OUTBUILDINGS
- WELL-PRESENTED INTERNAL ACCOMMODATION
- TADCASTER GRAMMAR CATCHMENT AND CLOSE TO LOCAL PRIMARY SCHOOLS
- EPC RATING C / COUNCIL TAX BAND B

**Offers Over £280,000**



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## DESCRIPTION

A fine example of its type, we are proud to offer for sale this four-bedroom, semi-detached property, located in the sought-after market town of Tadcaster, very close to the local primary School and catchment for Tadcaster Grammar. The property has been modernised and offers well-presented internal accommodation, a well maintained gravel area to the front and a fully enclosed, lawned rear garden.

Stepping into the entrance hall, carpeted stairs lead to the first-floor accommodation. Doors to the right and left providing access to both reception rooms and a brick fascia archway leading to the kitchen/dining room and separate utility. The formal lounge area is located to the front of the property, its main focal point is a wood burning stove and stone hearth. Opening directly into decorated kitchen with dining area. The kitchen is fitted with a range of neutral, shaker style base and wall units with laminate work preparation areas over there is the benefit of space for a dishwasher and space is provided for a rangemaster oven with extractor and an American style fridge freezer. The sink is positioned beneath a window to the rear elevation looking out onto the rear garden.

The first-floor accommodation has been reconfigured in recent years to provide four good size bedrooms served by a modern house bathroom.

The principal bedroom is a good size double room located to the front of the property and enjoys a built-in storage cupboard.

The recently upgraded house shower room has been upgraded and includes a walk in shower cubicle with tiled walls, low level WC and sink within a vanity unit. A window to the rear elevation creates a naturally light room. There is tiling to the walls and floor, a heated towel rail and an extractor fan.

Externally, the front garden has been landscaped for easy maintenance, and access to the side between this and the neighbouring property provides an external walkway from front to back. The rear garden is a larger than average plot which features a Indian stone patio seating area and dwarf wall boundaries an extensive lawned area and outbuildings.

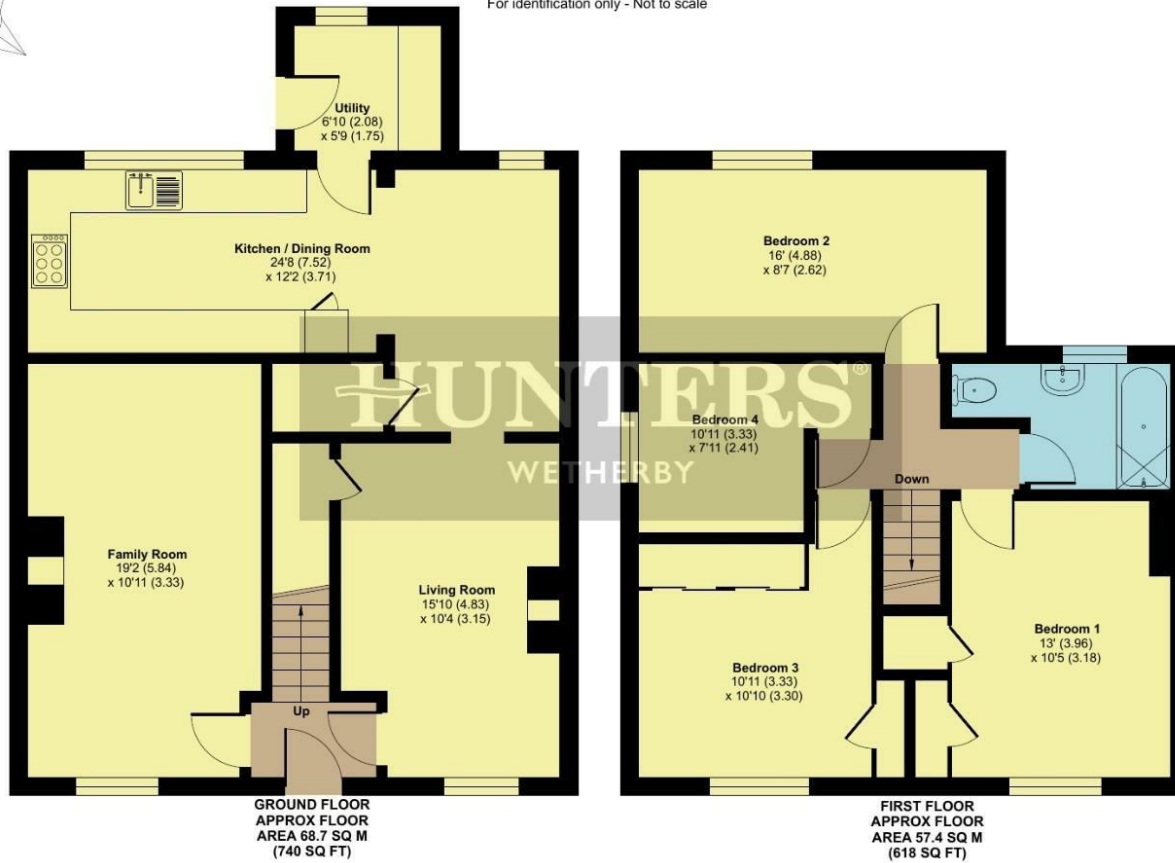




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Approximate Area = 1358 sq ft / 126.1 sq m

For identification only - Not to scale



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: 1151257

## Viewings

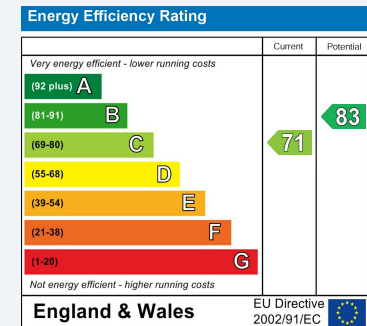
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



5a Market Place Wetherby, LS22 6LQ  
Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

