



Headley Hall Cottages Spen Common Lane, , Tadcaster, LS24 9NT

- SET IN THE YORKSHIRE COUNTRYSIDE
- THREE BEDROOM SEMI DETACHED HOUSE
- LARGE REAR GARDEN
- TADCASTER GRAMMAR CATCHMENT
- BEAUTIFUL VIEWS
- EPC RATING D / COUNCIL TAX BAND B

Asking Price £265,000



Headley Hall Cottages Spen Common Lane, , Tadcaster, LS24 9NT

DESCRIPTION

Positioned in an extremely picturesque location within the hills surrounding Tadcaster and Bramham lies this well proportioned and spacious three bedroom semi detached house. The property has outstanding countryside views all around you really are spoilt for choice as to which direction to look in. The property is ideal for those that are looking to commute on a daily basis as the the transport links are excellent to the A1 motorway and the A64.

On approach to this property is a timber gate with a pathway leading to the front door and on entrance you go into a hallway. The kitchen has a range of base units and a pantry. There is space for a washing machine, fridge freezer and an electric cooker point.

There is a side entrance which accommodates a toilet, store room and coal house which is very nostalgic.

Both the dining room and living room have working coal fires to provide warmth and a cozy setting.

To the first floor are three double bedrooms which all have fantastic views over the amazing Yorkshire countryside.

To the rear of the property is a generous lawned garden which backs onto local farmland and benefits from reaching countryside views. The perfect place to relax in the sunshine and enjoy barbecues or simply play family games. To the front of the property is a further generous lawned garden.

There is also a separate garage with the property .

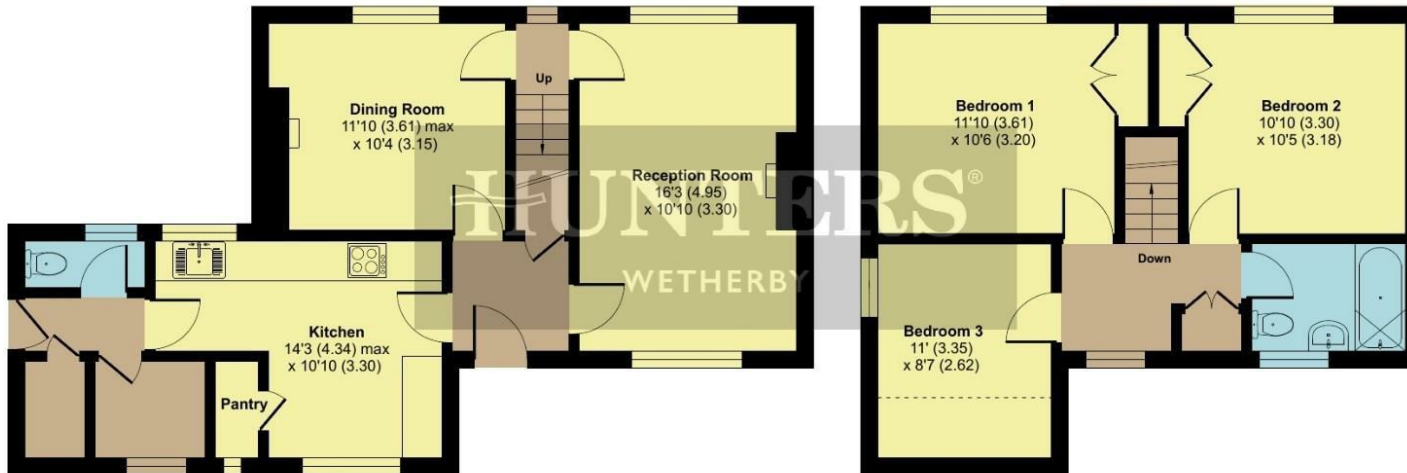




Spenn Common Lane, Tadcaster, LS24

Approximate Area = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 56.4 SQ M
(711 SQ FT)**

**FIRST FLOOR
APPROX FLOOR
AREA 44.2 SQ M
(559 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Hunters Property Group. REF: 1161182

Viewings

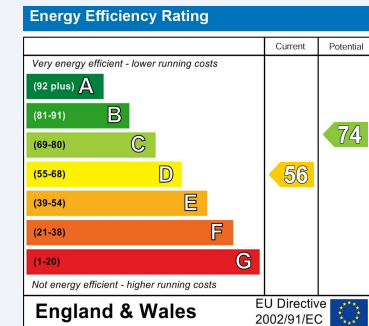
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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 <https://www.hunters.com>

