



## Grange Crescent, , Tadcaster, LS24 8AQ

- 2 BEDROOM END TERRACE HOUSE
- TWO WELL SIZED BEDROOMS
- DOWNSTAIRS W/C
- OFF STREET PARKING
- BEAUTIFUL KITCHEN
- EPC RATING D / COUNCIL TAX BAND B

**Asking Price £220,000**



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## DESCRIPTION

Hunters Wetherby are proud to present this two bedroom end-terrace property in the sought after location of Tadcaster.

On entering the property, you are greeted with an open hallway with access to all the ground floor rooms and a storage cupboard. There is also a downstairs W/C which has a low level W/C and wash basin.

The beautifully presented modern and contemporary styled kitchen/ diner offers a great space to entertain friends and family. The integral appliances include fridge freezer, dishwasher, electric oven and electric hob. The kitchen also benefits from built in storage and a great range of wall and base units and has been cleverly designed to maximise the space on offer.

The lounge is a well-sized room situated at the front of the property featuring a log burner with wood mantle and brick insert is perfect for cosy evenings in the winter months. The two windows allow ample natural light to fill the room

To the first floor of the property are two well proportioned bedrooms and house bathroom.

The master bedroom, with windows to the front of the property, is a large room benefitting from built in storage/ wardrobe space. Bedroom two is also a double room and benefits from built in storage.

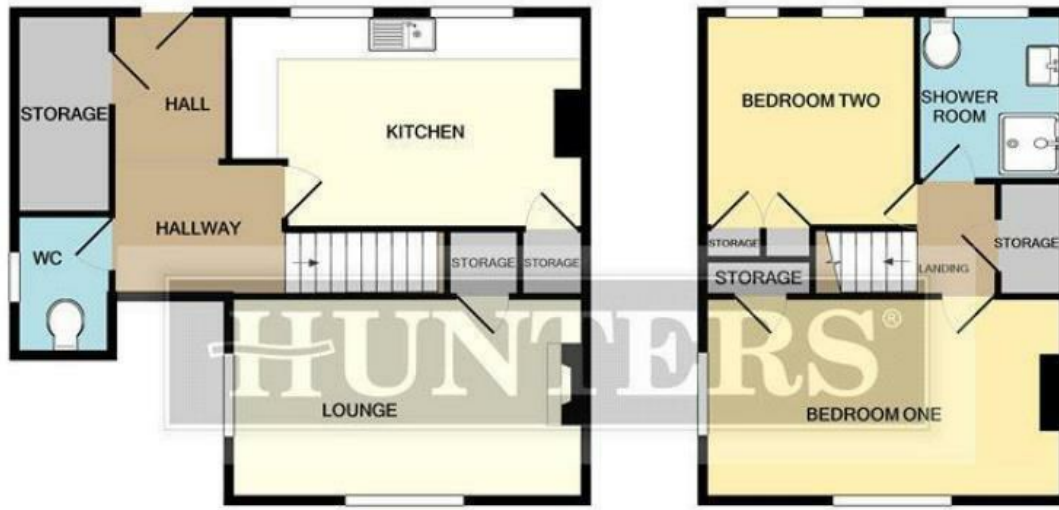
Finishing of the first floor is the house bathroom which consists of shower cubicle, low level w/c and wash hand basin.

To the front of the property is a driveway with off street parking for multiple vehicles. To the rear of the property is a well sized garden which is mostly laid to lawn with a patio area with space for a table and chairs in these summer months.

Grange Crescent is located in the market town of Tadcaster and offers great access to Leeds and York, restaurants, public houses, shops, supermarkets and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York road with York city centre approximately 10 miles and Leeds city centre within 15 miles.







GROUND FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Viewings

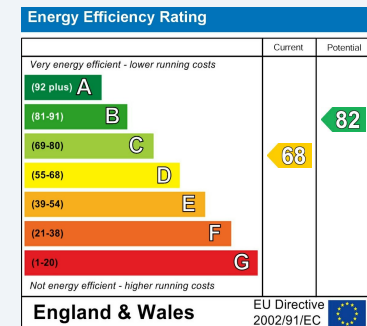
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.