



Kelcbar Way, Tadcaster, LS24 9NX

- 2 BEDROOM SEMI DETACHED PROPERTY
- OFF STREET PARKING FOR MULTIPLE CARS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- BEAUTIFULLY PRESENTED KITCHEN
- GORGEOUS GARDEN
- EPC RATING - D/ COUNCIL TAX BAND - B

£235,000



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DESCRIPTION

Hunters Wetherby are proud to present this beautiful two bedroom semi detached property in the sought after location of Tadcaster. The property is decorated and presented beautifully throughout.

On entering the property you come into the lounge, which is a good size and has an open spindle staircase leading to the first floor. There is a bay window to the front, which allows natural light to flood the room.

The well laid out kitchen/ diner is fitted with a gorgeous range of wall and base units. This room really does give the WOW factor and is the heart of the home, perfect for entertaining guests with a nice meal or even just to relax. Integral appliances include fridge/ freezer, electric hob, electric oven and extractor hood. There is space for a washing machine.

The property benefits from a porch to the rear of the property - perfect for muddy shoes on a rainy day.

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

The master bedroom is a bright and well sized room with space for extra furniture. Bedroom two, which is currently being used as an office room, benefits from built in storage.

Finishing the first floor is the modern and contemporary house bathroom, which consists of shower over bath, low level w/c and vanity unit.

To the front of the property is a well maintained driveway with garage and lawned area. The driveway has off street parking for multiple cars. The lawned area features a lovely tree.

To the rear of the property is a large garden, which is mostly laid to lawn with a patio area for seating and a pathway. There are also beautiful mature shrubs and flower beds.

Kelcbar Way 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 away and Leeds city centre within 15 miles.







GROUND FLOOR
APPROX. FLOOR AREA 342 SQ.FT. (31.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 302 SQ.FT. (28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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

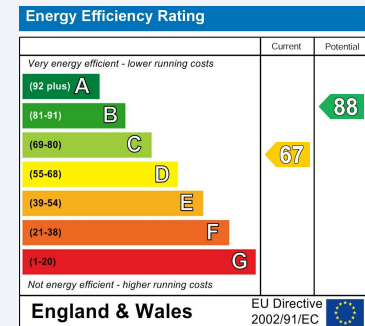
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

