



## Wharfedale Crescent, , Tadcaster, LS24 9JH

- FOUR BEDROOM END TERRACE HOUSE
- SKILLFULLY EXTENDED KITCHEN/DINER
- LOG BURNING STOVE

- BEAUTIFULLY PRESENTED THROUGHOUT
- BI-FOLDING DOORS FOR OUTDOOR INDOOR LIVING
- COUNCIL TAX BAND B / EPC RATING C

**Asking Price £325,000**



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## DESCRIPTION

Situated in a popular residential area just minutes away from the town's amenities, this property is a surprising hidden gem. A modern, yet sympathetic extension, along with other alterations, blend beautifully with the property's traditional features. These include a log burner and tiled flooring, offering far more than first meets the eye.

The property, which is an end terrace on a good size plot, has an extensive gravelled area to the front. This leads to the front external 'Composite' entrance door which opens into a hallway with laminate flooring.

An extension to the kitchen was completed in 2019. Opening up the kitchen with a high ceiling and 'velux' skylights has created a bright, spacious and open plan kitchen. This kitchen/diner is fitted with high quality wall and base units with solid oak work surfaces. The large range of storage units includes deep pan drawers and a full length pantry cupboard. Integral appliances include an electric double oven with grill and a gas hob with an extractor fan fitted above - double larder fridge, double freezer, dishwasher and washing machine.

The bi-folding doors in the kitchen/diner open out to the rear and garden of the property, creating a fantastic indoor/outdoor living area; a perfect space for relaxing and entertaining.

Adding character to the living room is a cast iron log burner with mantel, giving a cosy feel to this reception room, particularly welcoming in the upcoming autumn and winter months.

Bedroom three is located on the ground floor.

The staircase leading to the landing has a window situated to the side aspect. There is also a hatch providing access to loft space.

Three of the four bedrooms occupy the first floor. The house bathroom comprises of a lung shaped bath with shower over, wash basin and low level w/c.

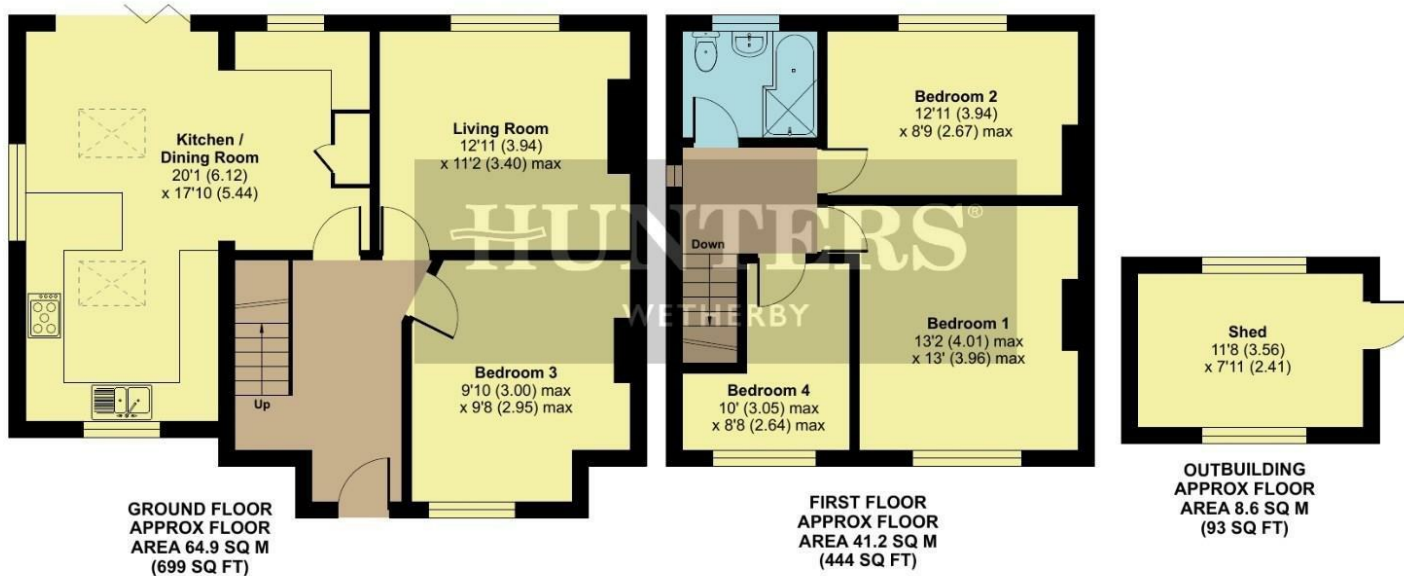
Laid mainly with lawn, the rear garden has a gravelled area which is large enough to accommodate outside seating. High hedges offer maximum privacy with a side gate and a shed for outside storage. The garden has been well maintained and is the perfect place for family time and relaxing with friends.





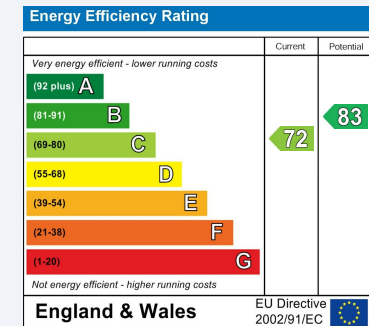
# Wharfedale Crescent, Tadcaster, LS24

Approximate Area = 1143 sq ft / 106.1 sq m  
 Outbuilding = 93 sq ft / 8.6 sq m  
 Total = 1236 sq ft / 114.7 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.

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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: 1176965

### 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.



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