



Wighill Lane, Tadcaster, LS24 8EY

- THREE BEDROOM SEMI DETACHED HOUSE
- LARGE DOWNSTAIRS SPACE
- SOUGHT AFTER AREA
- UTILITY AND WORKSHOP
- OFF STREET PARKING
- EPC RATING C / COUNCIL TAX BAND C

Offers Over £270,000



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DESCRIPTION

Do not miss out on this conveniently situated semi detached house, located on the outskirts of the popular market town of Tadcaster and offers great access to Leeds and York, medical centre, restaurants, public houses, shops, supermarket and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York road with York city centre some 10 miles and Leeds city centre within 15 miles. The A1M link is only 6 miles away and railway links in Ulleskelf and Church Fenton (4 miles). The property is in the catchment area for the renowned Riverside Primary School and Tadcaster Grammar School as well as being close to St Joseph's RC School.

The layout of the ground floor is a good space and comprises a hallway, reception room which overlooks the front garden and opens up to the dining and sun room allowing ample natural light to flood through the spaces. The dining space and sun room area flow perfectly into one another and makes a great space for entertaining guests or family get togethers.

The well equipped stylish kitchen offers a range of wall and base units with space for fridge/freezer and integrated dishwasher, five ring gas hob, electric oven and secondary separate oven perfect for cooking a feast. Leading to the versatile storage space, office/work from home area and utility space with a downstairs W/C.

To the first floor are two double sized bedrooms and single bedroom, bedroom one benefits from a double built in wardrobe, bedroom two also benefits from built in storage, Finishing the upstairs space is the house bathroom with shower over bath, sink basin and W/C.

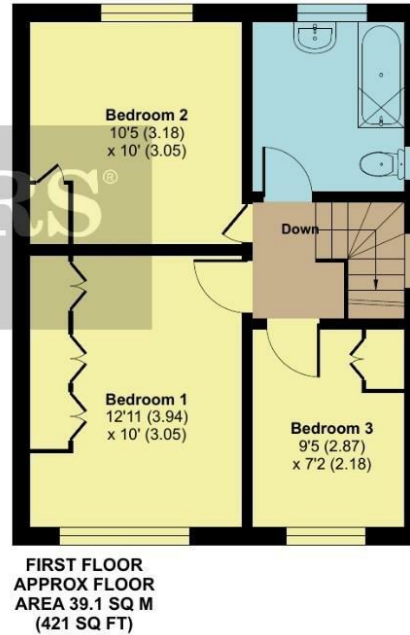
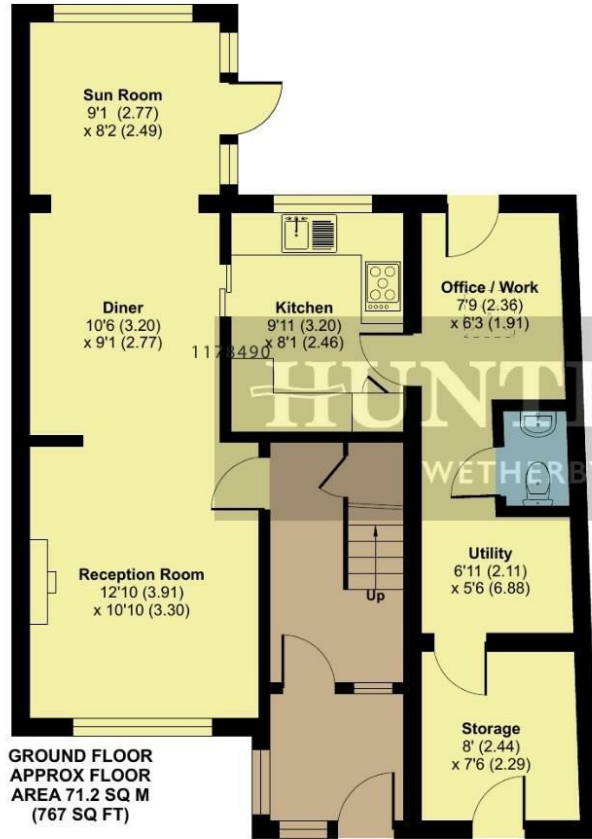
This home sits on a lovely plot with gardens to the front and rear, large driveway providing ample off street parking and access to the workshop. The rear garden is perfect for summer entertaining with a door from the sun room onto the patio with a lovely laid to lawn space.





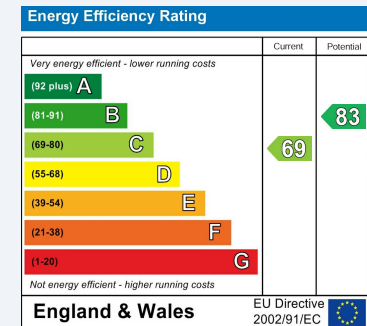
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Approximate Area = 1188 sq ft / 110.3 sq m



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.

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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1178490



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