



## Sedge Rise, Tadcaster, LS24 9LQ

- THREE BEDROOM DETACHED HOME
- LIGHT AND AIREY SPACE
- OFF STREET PARKING FOR MULTIPLE CARS
- VERSATILE LIVING
- STUNNING VIEWS
- COUNCIL TAX BAND - D / EPC RATING - D

**Asking Price £375,000**



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## DESCRIPTION

Proudly presented to the market is this three bedroom detached house set on a generous plot in the sought after market town of Tadcaster, with a superb location that is just set off the renowned Stutton Road to the West of Tadcaster. Its locality is within convenient reach of the local schools, amenities and public houses, as well as its links to the A64 and A1 for those looking to commute.

The well presented and much loved home briefly comprises of a large reception room/dining area, kitchen with access to the bike store, study/potential fourth bedroom, three bedrooms and house bathroom.

The lounge is a bright and inviting space with a large window to the front and sliding doors to the rear which over look the fields, another window to the rear allows for even more natural light to flood the room.

The well presented kitchen benefits from a range of wall and base units with space for white goods including power point for electric cooker. The kitchen also provides access into the bike store.

A brilliant addition to the ground floor is the versatile office that could be used as a fourth bedroom.

To the first floor of the property are three bedrooms and house bathroom, the whole first floor oozes natural light from the large windows.

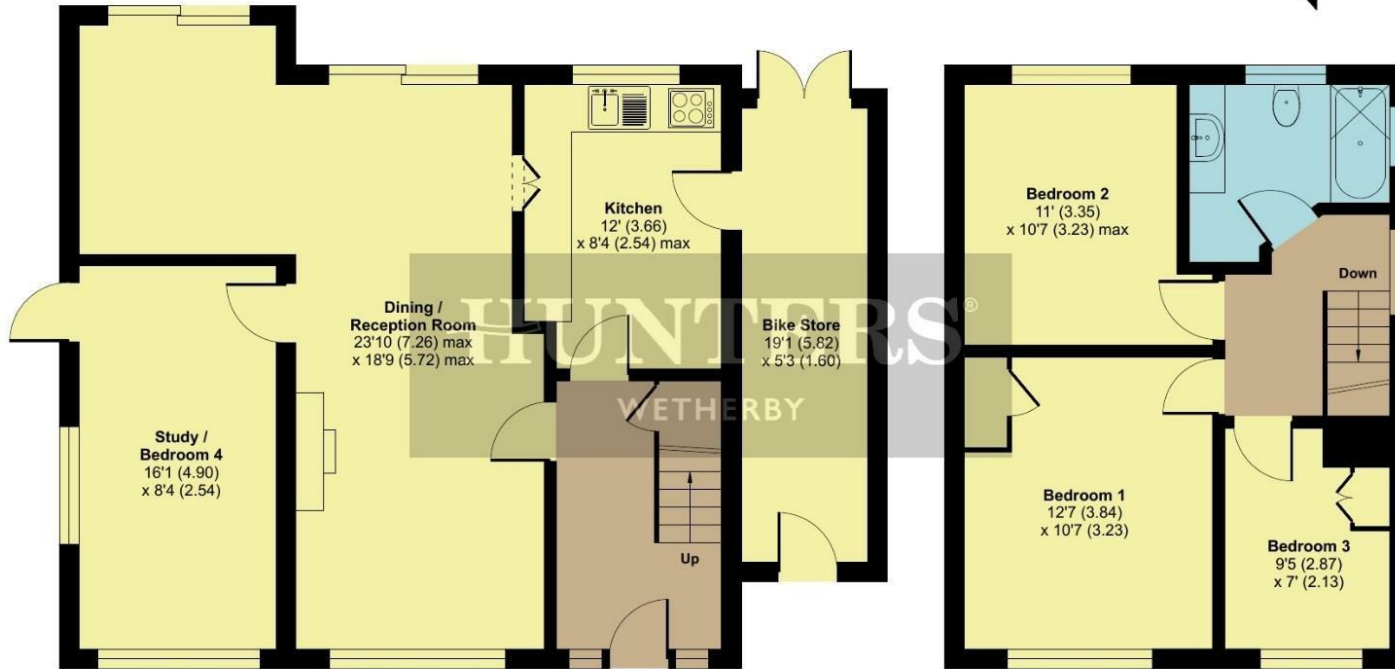
To the rear of the property is the mix of patioed and lawned space with hedge tree and fenced boundary with block paved pathway towards the property, the rear of the property benefits from side access to the driveway.





# Sedge Rise, Tadcaster, LS24

Approximate Area = 1216 sq ft / 112.9 sq m  
For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 73.1 SQ M  
(787 SQ FT)**

**FIRST FLOOR  
APPROX FLOOR  
AREA 39.8 SQ M  
(429 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: 1178705

## Viewings

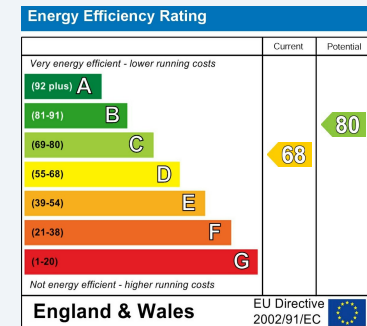
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

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