



## Golf Links Crescent, , Tadcaster, LS24 9HG

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- WELL MAINTAINED GARDEN
- POPULAR LOCATION
- CLOSE TO AMENITIES
- EPC RATING - E / COUNCIL TAX BAND - C

**Asking Price £300,000**





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## DESCRIPTION

Hunters Wetherby are delighted to present this wonderfully appointed, 3 bedroom semi-detached property, situated in one of Tadcaster's most sought after locations.

Set behind a hedge, you approach Golf Links Crescent just off the desirable Stutton Road on the West side of Tadcaster. This commanding property occupies a good plot, with the external areas cleverly divided into sections, ideal for family life and enjoying everything this property has to offer.

A concrete generous drive, which offers off street parking, and leads to a detached garage.

Entering the property via the bright and airy hallway, you are welcomed to this well-loved home. The entrance hall is welcoming and offers access to the entirety of the ground floor accommodation and the stairs to the first floor.

The main reception room has a feature bay window to the front of the property. The separate dining room has a built in storage cupboard, feature fireplace and window overlooking the rear garden.

The kitchen is fitted with a range of wall and base units and also features a store cupboard providing extra storage space. The external door leads to the rear of the property.

To the first floor is three bedrooms house bathroom and separate W.C

The house bathroom is fully tiled and consists of shower over bath, vanity unit and storage cupboard.

Externally, the property commands attention by sitting centrally within a good plot. Featuring a long concrete pathway, areas laid to lawn to the rear of the plot with blooming herbaceous borders, raised flower beds add a touch of colour. A detached single garage with light and electricity is located to the side of the plot, and has an up and over door for access. A store to the side of the garage provides extra storage away from the main section of the garage.

**AGENTS NOTE:** Due to the vendors good relationship with the neighbors the boundary is not defined nor fenced off.





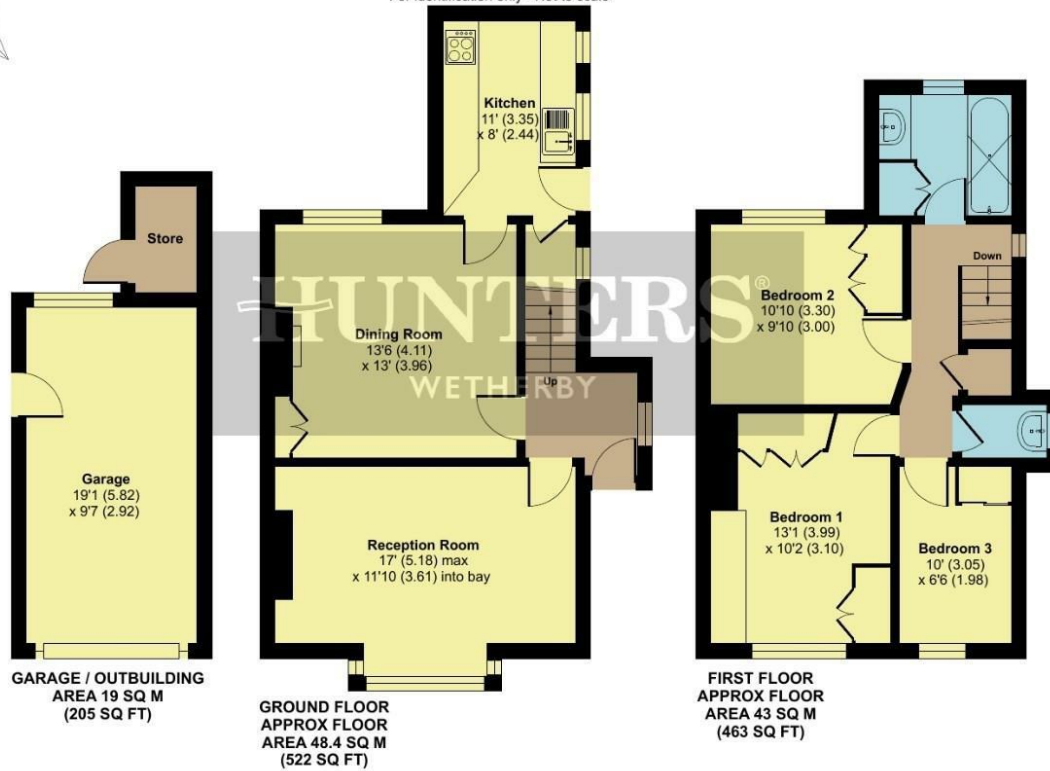




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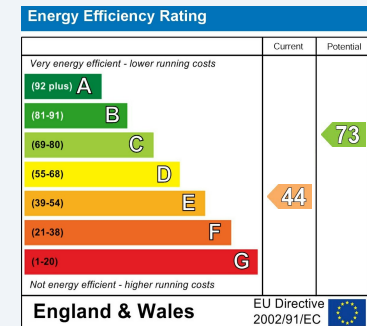
Approximate Area = 985 sq ft / 91.5 sq m  
 Garage = 184 sq ft / 17 sq m  
 Outbuilding = 21 sq ft / 1.9 sq m  
 Total = 1190 sq ft / 110.4 sq m

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.

**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](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.

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: 1202266



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