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10 Bow Bridge View, Tadcaster, LS24 8JU

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Offers Over £350,000

An immaculate three bedroom detached family home with integral garage and off street parking, enjoying a favorable position in a quiet cul-de-sac, situated on the edge of Tadcaster.

This excellent stone-built contemporary home is beautifully presented throughout by the current owner with upgraded fixtures and fittings.

A welcoming reception hall leads to a generous sitting room with a bespoke built in media unit and wood burning stove with log store. The sitting room also benefits from recently added oak glazed bifold doors. This creates the feeling of open plan living but can also be closed to have separate rooms.

Following on through the property is the kitchen/ diner which features a range of modern wall and base units with black granite worktops. Integral appliances include dishwasher and sink.

The utility room has been cleverly created by the current owner to house the washing machine and dryer with bespoke units. (Please note these are not integrated). This room also benefits from w/c and hand wash basin which was added by the current owners in 2023. The boiler is also in this room which was replaced in 2017.

The dining area of the room is a good space perfect for cosy evenings or even entertaining family and friends.

The conservatory is currently used as another reception room but could be used as a playroom or another dining area.

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

The first bedroom is a spacious room benefitting from built in wardrobes and a modern en-suite which consists of large walk in shower with rainfall shower head, hand wash basin and low level w/c. Bedrooms two and three are also good sizes with one being another double and bedroom three a single.

Finishing the first floor is the house bathroom with stylish tiling and comprises of shower over bath, vanity unit and low level w/c.

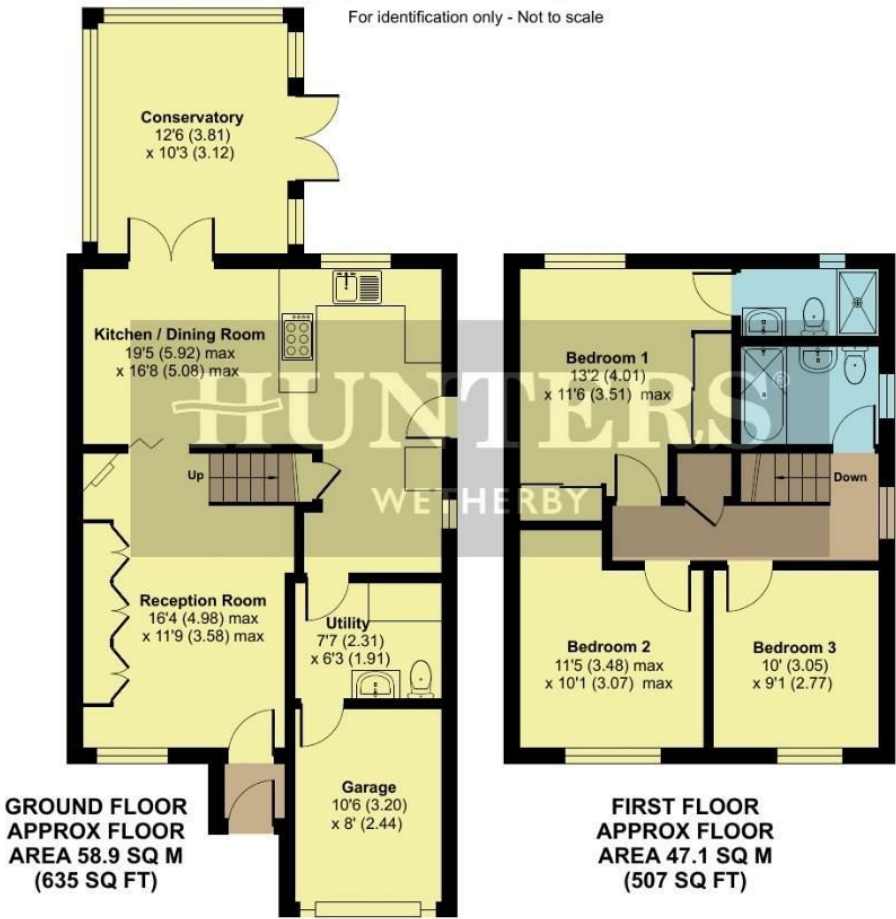
To the front of the property is a low maintenance lawned area and pathway to the front door. To the rear is also lawned area with patio for a seating area. The current owners have also recently added new fencing and gate for side access.

Bow Bridge View is a quiet yet convenient cul-de-sac position on the eastern fringes of Tadcaster. The market town of Tadcaster is well situated for access to the A64 A1 & M1 and motorway network. This is a popular location for the busy family with good schooling options for all age groups-including being in catchment for Tadcaster Grammar School, a range of shopping facilities, medical centre, swimming pool with gymnasium and sports centre.

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Approximate Area = 1142 sq ft / 106 sq m
Garage = 84 sq ft / 7.8 sq m
Total = 1226 sq ft / 113.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1190929

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



