



HUNTERS®

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87 Wighill Lane, Tadcaster, LS24 8EY

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Offers Over £500,000

Set in the charming Wighill Lane of Tadcaster, this detached house is a true gem waiting to be discovered. Boasting three reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by the entrance hallway leading to all ground floor rooms.

The lounge is a delightful space with a large window that allows natural light to flood in, creating a warm and inviting atmosphere also featuring a multi fuel fire. The snug corner adds a touch of cosiness, perfect for unwinding after a long day.

The elegant orangery is perfect for enjoying a cup of tea on a sunny afternoon and is a lovely bright room due to the glass roof and bifold doors. This is such a peaceful room to be able to look out and enjoy the gorgeous garden with the added benefit of a multi fuel fire.

The kitchen diner is a brilliant size, fitted with a range of wall and base units and is ideal for preparing delicious meals to be shared with family and friends. This really is such a social room as you can be cooking food whilst interacting with loved ones. The kitchen benefits from plenty of work surfaces.

Finishing off the ground floor is the downstairs w/c.

To the first floor of the property are four spacious bedrooms including a convenient en-suite in the master bedroom with shower cubicle and the house bathroom.

The beautifully decorated house bathroom has gorgeous paneled walls, bath with shower over and low level w/c.

Externally, the property has a large driveway which offers off street parking for multiple vehicles and the added benefit of a double extended garage. There is also an additional driveway to the front of the property which offer parking for up to one vehicle and benefits from an electric vehicle charger. To the front of the property there is also a lawned area with mature flower beds and stepping stones over the lawn. To the rear of the property is a garden which is graveled with a patio area. There is also side access through a gate.

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.

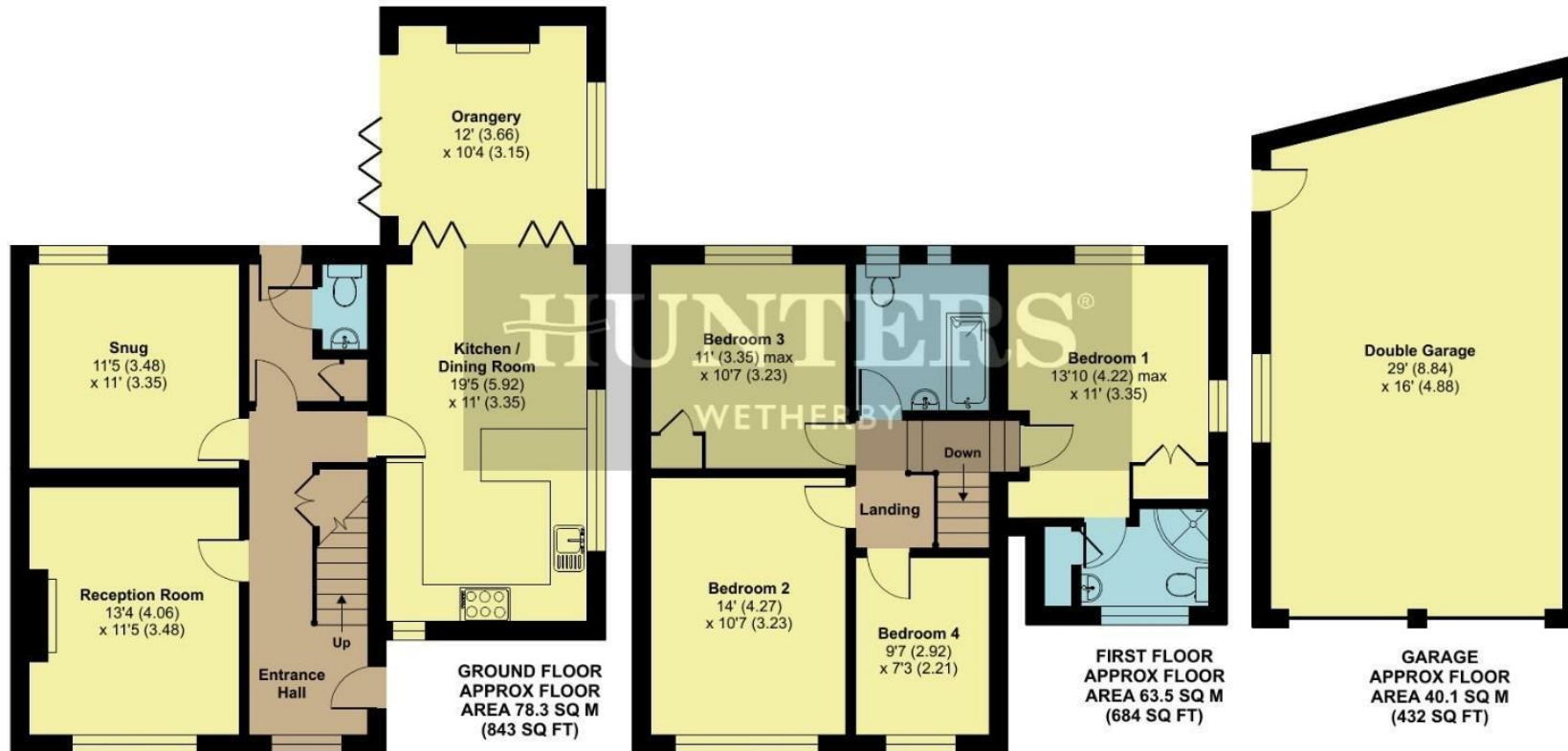
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Wighill Lane, Tadcaster, LS24

Approximate Area = 1959 sq ft / 181.9 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023.
Produced for Hunters Property Group. REF: 1215754

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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