



## The Fairway, Tadcaster, LS24 9HN

- Dormer Bungalow fully renovated to a high standard with five bedrooms
- Generous Gardens
- Tadcaster Grammar School catchment & direct transport links to Leeds and York
- Beautifully presented throughout
- Quiet Location & No Onward Chain
- EPC rating - D / Council tax band - D

**Offers Over £395,000**





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## DESCRIPTION

Hunters Wetherby are pleased to release to the market since 1968. Occupying a peaceful position to the head of this cul de sac, is this five bedroom detached dormer bungalow with good sized and attractive front and rear gardens, a larger than average drive and detached garage. The property has undergone modernisation throughout ready to move into your new home.

Sloped, tarmac access leads from the driveway and steps to the front door, which opens into a reception hall, giving access to the ground floor rooms.

Located to the front of the property, the sitting room features a slightly elevated position with large window overlooking the attractive front garden, which floods this room with sunlight.

Positioned to the rear of the property, the kitchen diner is fitted with a range of wall and base units with preparation areas. Integrated appliances include an electric oven, hob, fridge freezer, dishwasher and washing machine.

Bedrooms four and five are on the ground floor with bedroom four, which is fitted with wardrobes, to the front the property and bedroom five to the rear.

Finishing the ground floor is the house shower room benefitting from underfloor heating, a double walk in shower room, a sink set on a vanity unit.

To the first floor are three bedrooms, two of which are doubles and one single. Bedroom one features dual aspect windows.

Bedroom 2 is a good size with large window to the front overlooking the garden.

Bedroom 3 is yet another bedroom decorated with a window overlooking the front aspect.

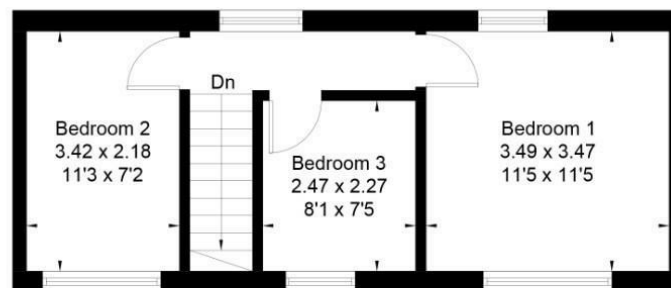
The front garden is mainly laid to lawn with flowerbeds and shrubs. A good size driveway leads along the edge of the property to the garage. The south west facing rear garden is mainly laid to lawn with hedge boundaries shrub borders adding interest and colour. A patio seating area is ideally placed to enjoy the afternoon and evening sun.











## First Floor



## Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #80711

## 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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		<p>61</p>	<p>8</p>
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p>	

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.



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