



## Stutton Road, Tadcaster, LS24 9HE

- BEAUTIFUL PERIOD HOUSE
- ELEGANT DOWNSTAIRS WASHROOM
- LUXURIOUS FAMILY BATHROOM AND SEPERATE SHOWER ROOM
- STUNNING FITTED KITCHEN
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING C / COUNCIL TAX BAND B

**Asking Price £285,000**





# Stutton Road, Tadcaster, LS24 9HE

## DESCRIPTION

Hunters Wetherby are proud to present this beautiful Victorian mid-terraced home. The attractive front elevation is fore-courted and located on the ever popular Sutton Road. This property is offered with no onward chain.

The welcoming entrance hall with its cast iron radiator and period style ceramic tiled floor sets an elegant tone. Engineered Oak flooring extends throughout the rest of the ground floor completing a stylish yet easily maintained finish. The two spacious ground floor reception rooms are combined to create a contemporary and flexible family living space. With a large bay window to the front reception room and French Doors in the dining area the space is filled with natural light.

The stunning kitchen is well appointed and sensitively spoilt. It boasts Corian work surfaces, 'Rangemaster double Belfast sink' and tiled splash back. The contemporary shaker style kitchen offers ample storage and integral appliances including a single oven, gas hob, fridge-freezer and dishwasher.

The ground floor is completed by under stairs walk in storage, a utility lobby with plumbing for a washer/dryer and a beautifully appointed half panelled washroom.

To the first floor there is a generously sized master bedroom and good sized second double bedroom both of which are beautifully decorated. The family bathroom and separate shower room offer the luxurious feel of a boutique hotel. The bathroom consists of shower over bath, under floor heating and is classically styled. With the matching but separate shower room the need for compromise can be a thing of the past.

A contemporary staircase leads to the second floor and the third double bedroom which again is a good size and is nicely decorated with feature chimney, Velux Window and ample built in eaves storage.

Finally, the rear courtyard is cleverly designed to offer the perfect balance between relaxation, utility and ease of maintenance with ample external storage and flagged seating areas, perfect for the summer months. Equally this space could easily be opened up to provide off road parking.

Located in the popular market town of Tadcaster which offers great access to Leeds and York it has a medical centre, restaurants, public houses, shops, supermarket and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York Road with York city centre some 10 miles and Leeds city centre within 15 miles. The A1M link is only 6 miles away and railway links in Ulleskelf (2.9 miles) and Church Fenton (4 miles). The property is in the catchment area for the renowned Tadcaster Grammar School as well as being close to St Josephs RC Primary School and Riverside Primary School.

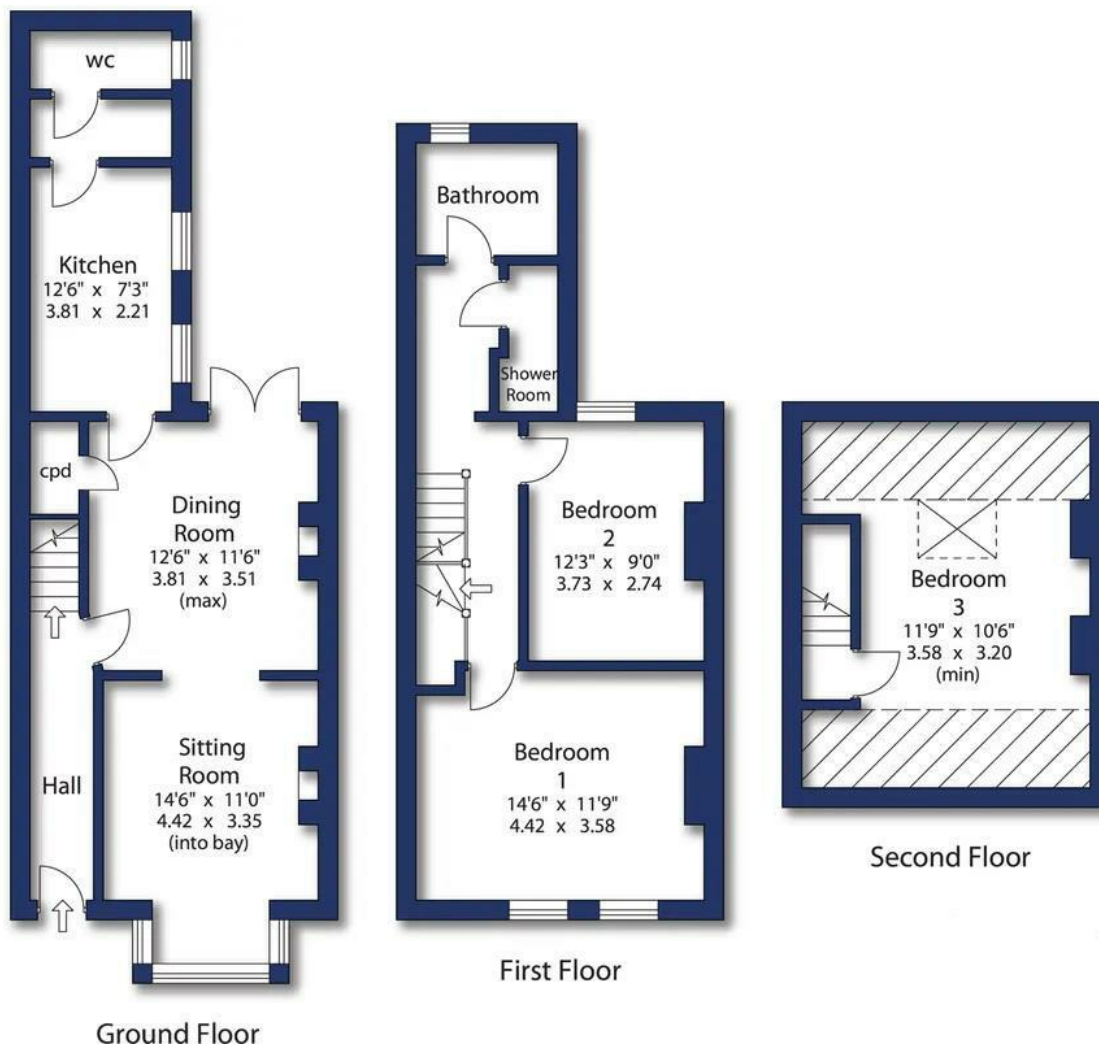
AGENTS NOTE: We have been informed by the vendor that all windows are double glazed.











### Viewings

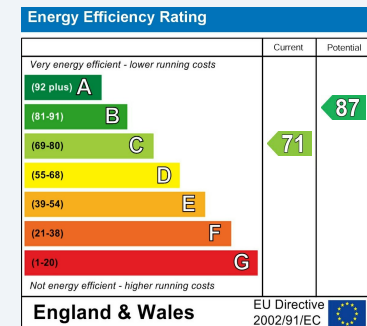
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**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.