



Grange Crescent, , Tadcaster, LS24 8AQ

- THREE BEDROOM SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- OFFERED WITH NO ONWARD CHAIN!
- CORNER PLOT
- KITCHEN DINER
- EPC RATING - C / COUNCIL TAX BAND - B

Offers Over £265,000



Grange Crescent, , Tadcaster, LS24 8AQ

DESCRIPTION

Hunters Wetherby are pleased to present this three bedroom semi detached house in the sought after location of Tadcaster set on a brilliant corner plot.

On entering the property you are greeted by an open and airy entrance hallway which leads to the ground floor accommodation that consists of lounge, kitchen diner and downstairs toilet.

The lounge is a good size and features a large bay window allowing natural light to flood the room.

The heart of the home is undoubtedly the spacious kitchen diner, which is fitted with a range of grey wall and base units. This well-appointed space features an integral oven, hob, and extractor, making it ideal for culinary enthusiasts and those who enjoy entertaining. The kitchen benefits from a large pantry which creates added ample storage. There is space for a washing machine, dishwasher and fridge freezer.

The open-plan design of the kitchen diner is perfect for gatherings with friends and family. The sliding doors seamlessly connect the indoor space to the garden, allowing for a delightful flow between the two areas. This feature not only enhances the natural light within the home but also provides an excellent opportunity for al fresco dining and outdoor relaxation.

On the first floor, you will find three generously sized double bedrooms and house bathroom. Bedrooms one and two benefit from built in cupboards providing extra storage.

The house bathroom consists of shower over bath, wash hand basin, low level w/c and heated towel rail.

As you approach the property, you will find the stylish resin double driveway. This feature not only enhances the property's appeal but also ensures that parking is never a concern for you or your guests.

The front garden is predominantly laid to lawn, perfect for children to play or for you to enjoy a leisurely afternoon. To the rear, the garden has been thoughtfully designed with low-maintenance astro turf and small patio area which complements this outdoor space, providing an ideal spot for relaxing on a sunny day.

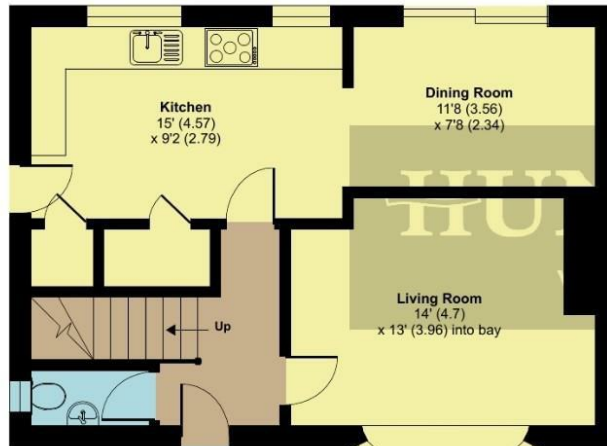




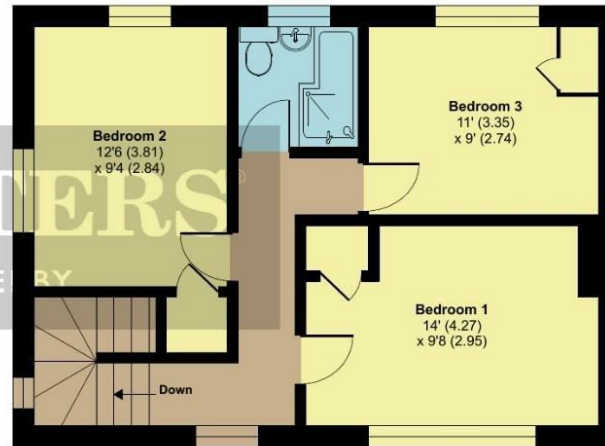
Grange Crescent, Tadcaster, LS24

Approximate Area = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 48.9 SQ M
(527 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 47.8 SQ M
(515 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1258252

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

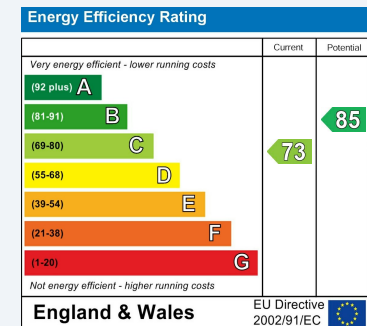
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

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.

