



## Ouston Villas Ouston Lane, , Tadcaster, LS24 8DP

- 2 BEDROOM VICTORIAN MID TERRACE
- COURT-YARD WITH OUTBUILDINGS
- BEAUTIFULLY PRESENTED
- ART DECO DESIGN INTERNALLY
- SOUGHT AFTER LOCATION
- EPC RATING D/ COUNCIL TAX BAND - C

**Offers Over £260,000**



# Ouston Villas Ouston Lane, , Tadcaster, LS24 8DP

## DESCRIPTION

Hunters Wetherby are delighted to present this charming Victorian mid terrace property located in the sought after location of Tadcaster. This property has been decorated throughout to a good standard boasting a delightful blend of Art Deco style and period features, making it a truly unique find and also benefits from three brick-built outbuildings.

Fully refurbished, the internal accommodation begins with a good size lounge featuring an exposed fireplace with Adam style surround and tiled insert to create a fabulous focal point to the room the high ceilings and solid wood flooring really does make this a very special room.

The dining room which is place to the middle of the property is a large room and originally would of had a working fire but this is now used as decorative space and is decorated in nice bright colours. The kitchen is fitted with a range of base and wall units and provide ample storage. A ceramic sink with built-in drainer sits within timber worktops and enjoys views over the rear courtyard. There is both gas and electric cooker points and space for freestanding appliances. Solid wood flooring completes the room.

To the first floor there are two double bedrooms and a larger than average house bathroom which is finished to the same high standard as the rest of the property and includes a low level WC wash hand basin and shower over bath. A frosted glazed window allows natural light into this room and tiling really makes this a unique space

Externally, the property has a lawned front with hedge boundaries and a path leading to the front door. A practical and attractive walled courtyard to the rear is easy to maintain as well as enjoying pretty climbing plants. The courtyard benefits from good size outbuildings which benefit from power and light and is ideal for those who work from home or have hobbies.

As one would expect in a period property of this era, there is a right of access across the courtyards, on foot, for neighbouring properties.





## Ouston Lane, Tadcaster, LS24

Approximate Area = 1022 sq ft / 94.9 sq m

Outbuildings = 168 sq ft / 15.6 sq m

Total = 1190 sq ft / 110.5 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). © nitchcom 2024. Produced for Hunters Property Group. REF: 1141015

### Viewings

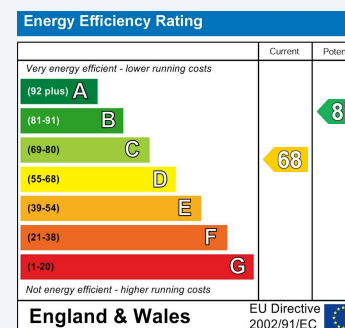
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.