



Kelcbar Close, Tadcaster, LS24 9NY

- THREE BEDROOM END TERRACE HOUSE
- GARDEN TO FRONT AND REAR
- CLOSE TO LOCAL AMENITIES
- BEAUTIFULLY PRESENTED
- STUNNING KITCHEN
- COUNCIL TAX BAND - B / EPC RATING - C

Asking Price £240,000



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DESCRIPTION

This immaculate three-bedroom end terrace house is a splendid opportunity for those seeking a comfortable and stylish home. The property boasts a well-thought-out layout, providing ample space for both relaxation and entertaining.

As you step inside, you are welcomed by a well presented hallway that sets the tone for the rest of the home and houses the downstairs w/c.

The spacious lounge sits at the front of the house and has been designed for relaxation featuring a stunning electric fireplace that serves as a beautiful focal point creating a cosy atmosphere.

The stunning, contemporary kitchen boasts a range of stylish wall and base units. This well-designed space is equipped with integral appliances, including an oven, hob, and dishwasher. There is also space for a fridge freezer. The kitchen flows seamlessly into a snug dining area, creating an open-plan feel that is perfect for nights in with friends and family.

The patio doors seamlessly connect the snug dining area to the rear courtyard, allowing for a delightful flow between indoor and outdoor living. This feature not only enhances the natural light within the home but also provides a lovely setting for summer barbeques.

As you ascend to the first floor, you will find three beautifully decorated bedrooms. The first two bedrooms are generously sized doubles. The third bedroom, a good-sized single, is perfect for a child's room, a guest room, or even a home office.

The modern house bathroom completes the first floor comprising of shower over bath, low level w/c and stylish vanity unit.

As you approach the home, you are greeted by a small front garden, bordered by hedges. A neat pathway leads you to the front door, inviting you into the heart of the home.

The rear of the property boasts a lovely courtyard, perfect for enjoying the outdoors, whether it be for a morning coffee or an evening gathering with friends. Additionally, a brick-built shed offers practical storage solutions.





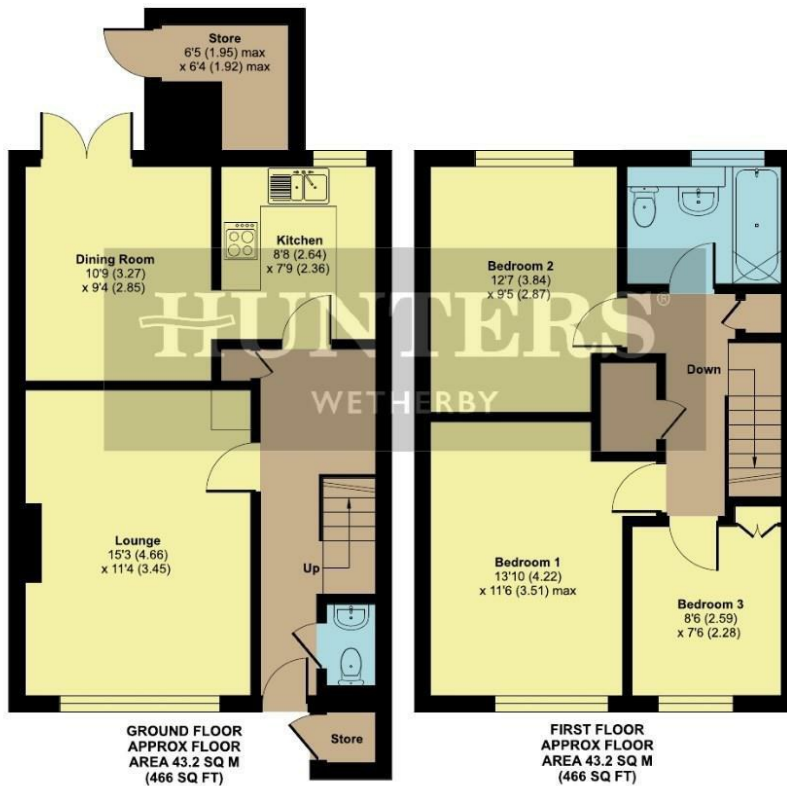
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Approximate Area = 932 sq ft / 86.5 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 962 sq ft / 89.2 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). © nichecom 2025. Produced for Hunters Property Group. REF: 1279432

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.

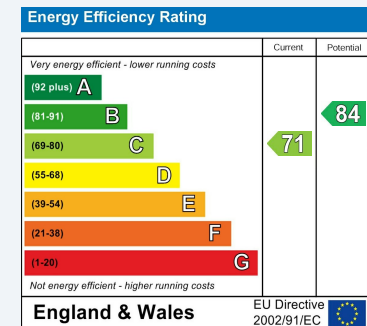


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ENERGY PERFORMANCE CERTIFICATE

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.

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