



Roman Close, Tadcaster

- TWO BEDROOM FIRST FLOOR APARTMENT
- CLOSE TO LOCAL AMENITIES
- SPACE FOR PARKING
- BALCONY
- SPACIOUS LOUNGE
- EPC RATING - C / COUNCIL TAX BAND - B

Asking Price £135,000

Tenure: Leasehold

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Roman Close, Tadcaster

DESCRIPTION

Hunters Wetherby are proud to present this two bedroom first floor apartment in the sought after location of Tadcaster.

The property briefly comprises of two bedrooms, lounge, kitchen and house bathroom.

On entering the property you are greeted by the entrance hallway which benefits from a storage cupboard.

The lounge is a good size with sliding doors opening up onto the small balcony, perfect for these upcoming summer months! A big focal point to the room is the beautiful electric fire.

The kitchen is fitted with a range of wall and base units featuring integral appliances including fridge freezer, oven, hob and extractor fan. There is also space for a washing machine.

Bedrooms one and two are both well proportioned with bedroom one benefitting from a bay window allowing ample natural light to fill the room. Bedrooms feature fitted wardrobes.

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

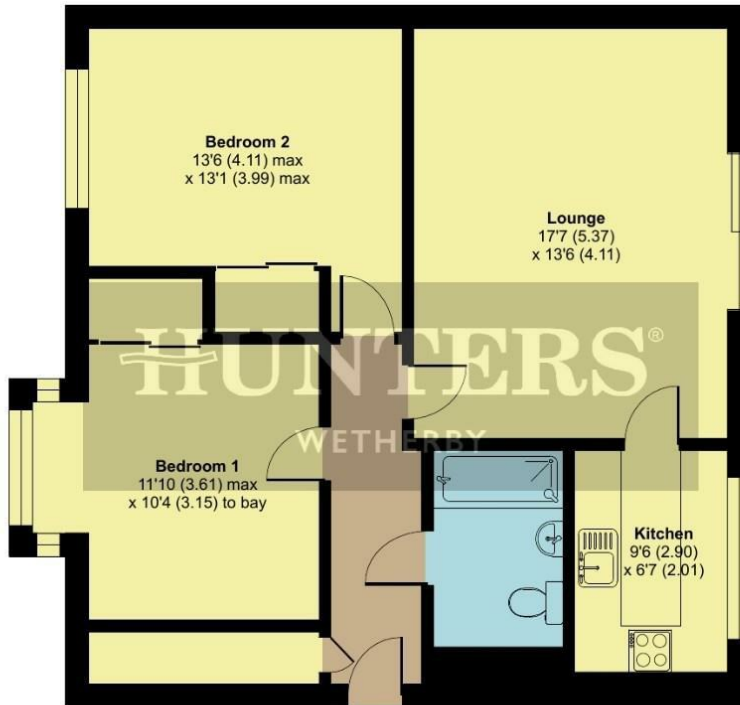
Externally, there is space for parking.



Roman Close, Tadcaster, LS24

Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 72 SQ M
(776 SQ FT)



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: 1283739

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

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Council Tax: B

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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

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