



York Road,

- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE
- IN NEED OF COSMETIC UPDATING

- TWO RECEPTION ROOMS
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING D / COUNCIL TAX BAND C

Tenure: Freehold

Offers Over £260,000

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York Road,

DESCRIPTION

**** Offered with No onward chain****

Hunters Wetherby are pleased to bring to the market this three bedroom semi detached house which is situated on the popular street of York Road in Tadcaster and has been a much loved family home that has been in the family since the late 1970's.

IF YOU ARE LOOKING FOR A PROPERTY IN TADCASTER THAT ALLOWS YOU TO PLACE YOUR OWN STAMP ON THIS FANTASTIC HOME WOULD BENEFIT FROM SOME COSMETIC UPDATING BUT COULD VERY EASILY MAKE A WONDERFUL FAMILY HOME AND OFFERS GOOD SIZED ROOMS WITH VERSATILE LIVING.

On entry into the spacious hallway the large open plan lounge/diner is the perfect space for dining or relaxing. There is an abundance of natural light that floods through the space with a large window to the front and patio doors to the rear. A fireplace provides a focal point to the room. The second reception room could easily be made into a play room/ snug/office or bedroom.

The kitchen has a range of wall and base units making it both practical and functional. There is plumbing for a washing machine, integrated gas hob and electric oven and space for a fridge freezer.

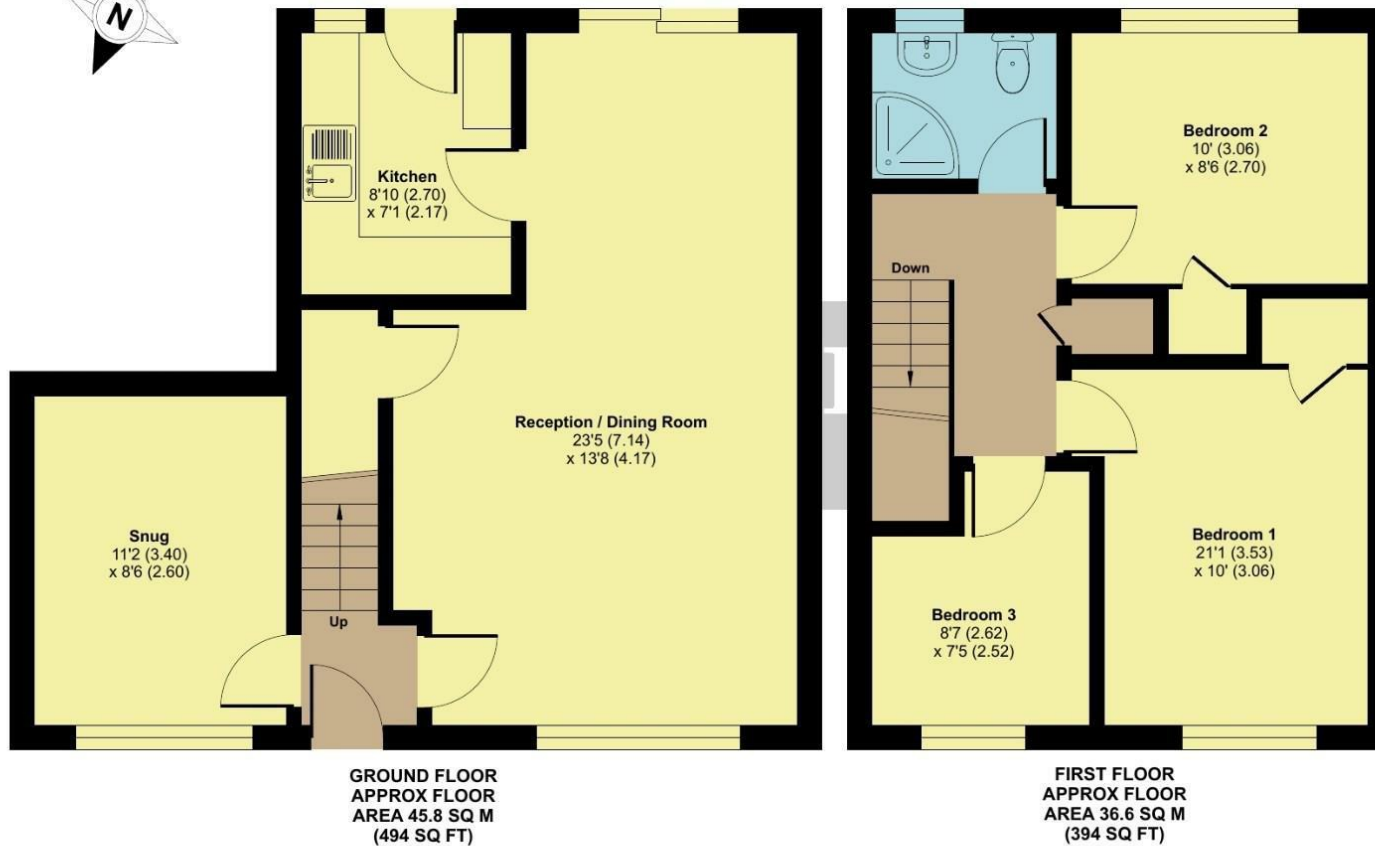
To the first floor are three bedrooms two of which are doubles and both benefit from built in wardrobes. The house bathroom completes the accommodation and comprises of a shower cubicle, low level W/C , wash basin and towel rail.

The outside of the property has been well looked after and is low maintenance to the front with a pathway that leads to the front door and a pebbled space. To the rear is a grassed area and access to the garage block.

York Road is located in the market town of Tadcaster and offers great access to Leeds and York, restaurants, public houses, shops, supermarkets and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York road, with York city centre approximately 10 miles away and Leeds city centre within 15 miles.



Approximate Area = 888 sq ft / 82.4 sq m
For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1285140

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

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.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	65	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		83
	65	

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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