



Wighill Lane, Tadcaster, LS24 8EY

- THREE BEDROOM SEMI DETACHED HOUSE
- OFFERED WITH NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- OFF STREET PARKING & GARAGE
- EPC RATING: D / COUNCIL TAX BAND: C

Asking Price £250,000



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DESCRIPTION

Hunters Wetherby are proud to present this three bedroom semi-detached house in the sought after location of Tadcaster and has been a much loved family home that has been in the family since 1965. Whilst in need of modernisation, this property is perfect for those who are looking to make a house their own!

On entering the property, you step into the porch which leads to the spacious entrance hallway. The ground floor briefly consists of three reception rooms, kitchen, utility and wet room.

The lounge through dining room is a brilliant space with a large window to the front of the property allowing natural light to flood the room. A sliding door leads into the third reception room which could be used as a playroom or even downstairs bedroom.

The kitchen is fitted with a range of wall and base units and features a pantry. The utility room is an added benefit to the kitchen allowing for added space.

The downstairs wet room is located just off the utility and consists of accessible shower, toilet and wash hand basin.

To the first floor of the property are three bedrooms and house bathroom. Bedroom one and two are both doubles and the third is a good single. All bedrooms benefit from built in wardrobes.

The house bathroom consists of electric shower over bath and vanity unit. There is a separate toilet.

Externally, to the front of the property is a driveway providing off street parking with a well maintained lawned area and shrubs. To the rear of the property is a lawned area with borders and raised beds. There is also a small patio area for seating. There is a greenhouse.

The market town of Tadcaster is well situated for access to the A64 A1 & M1 and motorway network. This is a popular location for the busy family with good schooling options for all age groups-including being in catchment for Tadcaster Grammar School, a range of shopping facilities, medical centre, swimming pool with gymnasium and sports centre.





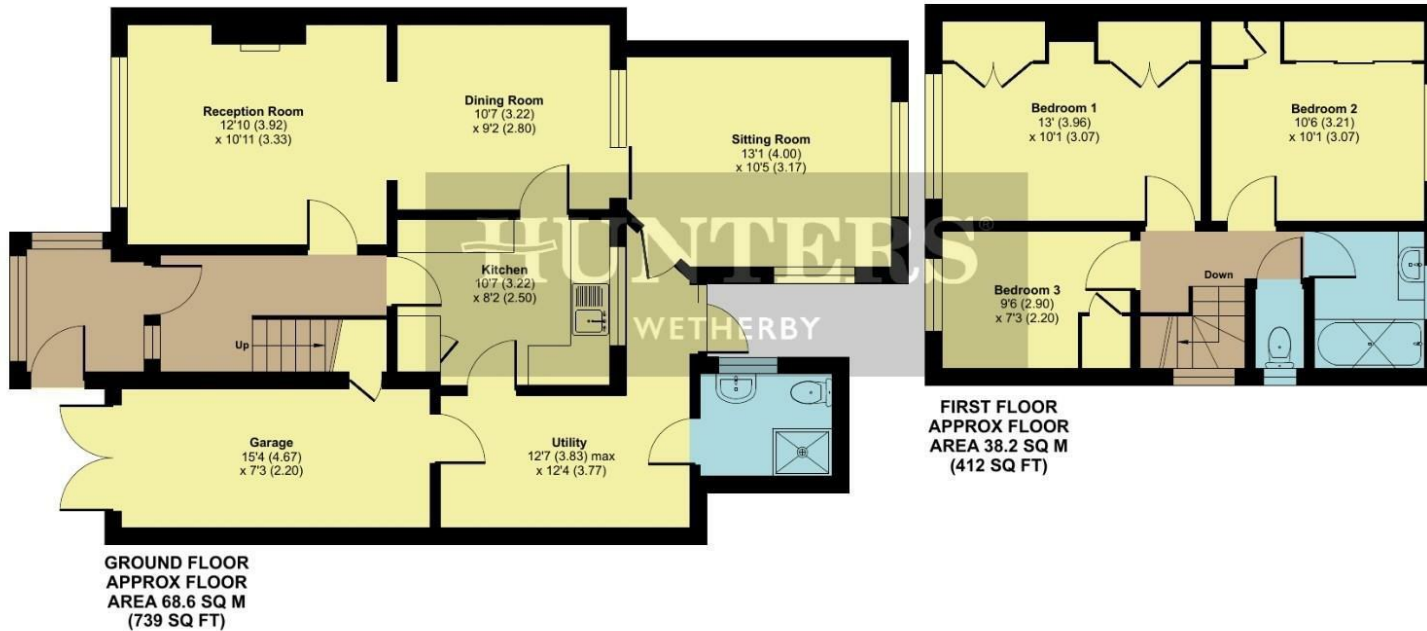
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Approximate Area = 1151 sq ft / 106.9 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 1257 sq ft / 116.7 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). © nrichcom 2025. Produced for Hunters Property Group. REF: 1287963

Viewings

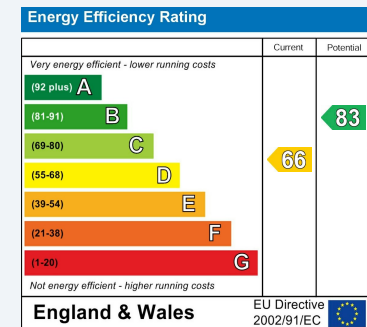
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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