



Ash Tree Walk, , Tadcaster, LS24 9HW

- OFFERED WITH NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS / INVESTORS
- THREE BEDROOM MID TERRACE HOUSE
- STUNNING GARDENS
- EPC RATING C / COUNCIL TAX BAND B

Offers Over £210,000



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DESCRIPTION

A WONDERFUL THREE BEDROOM MID TERRACE HOUSE WHICH HAS THE MOST WONDERFUL GARDENS AND NEEDS TO BE VIEWED TO BE APPRECIATED!!
Hunters Wetherby are pleased to bring to the market this exceptional example of a three bedroom mid terrace house which has been beautifully decorated and is well presented throughout.

On entrance into the hallway which has cleverly opened up to provide access into the contemporary and modern kitchen to maximise the space on offer. The galley style kitchen has a range of wall and base units, electric oven, electric hob and extractor. There is space for a fridge freezer and plumbing for the washing machine can be found in the under stairs cupboard.

The well sized lounge/diner is a peaceful space and with double aspect windows the natural light just floods the room. This is the perfect place for enjoying quality time with friends or family and looks over the sensational garden.

To the first floor are three bedrooms two of which are doubles and a single. A house bathroom completes the accommodation and comprises bath, wash basin and low level W/C.

If you are keen gardener and love the outdoors but don't want all the maintenance then this house is the one for you. On approach into the front garden it really does have a magical feel to it and has been beautifully landscaped by the current owner. Features include raised sleepers, shrub and flower borders along with a patio area making it the ideal place for relaxing in these upcoming summer months. The two brick outbuildings are the perfect place to store garden equipment.





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Approximate Area = 716 sq ft / 66.5 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). © nchecon 2023. Produced for Hunters Property Group. REF: 1289142

Viewings

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

Valuations

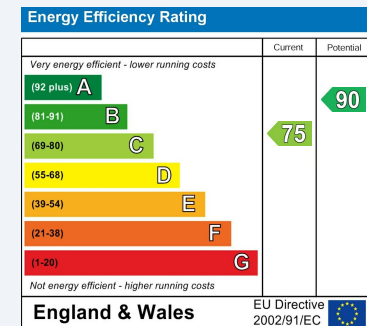
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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.

