



## Turnpike Road, Tadcaster

- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- STUNNING KITCHEN

- EN-SUITE & DRESSING ROOM
- OFF STREET PARKING & DOUBLE GARAGE
- EPC RATING - C / COUNCIL TAX BAND - F

Offers In The Region Of

Council Tax: F



# Turnpike Road, Tadcaster

## DESCRIPTION

Hunters Wetherby are proud to present to the market this gorgeous four bedroom detached house in the sought after location of Tadcaster. The current owners have renovated this home to an extremely high standard and this is not one to be missed!

On entering this beautiful house, which has been a much loved family home for over 25 years, you are greeted by a spacious entrance hallway with downstairs w/c. The ground floor briefly consists of two reception rooms, kitchen and utility.

The spacious lounge runs the length of the house with patio doors opening up onto the lovely rear garden. A big focal point to this room is the Gritstone fireplace with Barbas Bellfire log burner.

The dining room sits at the front of the property and is a perfect space to host dinners or even games nights with friends and family. Imagine Sunday dinner surrounded by family in this lovely room.

One of the standout features of this home is the kitchen, which truly delivers the WOW factor. It is fitted with a stylish range of wall and base units, complemented by quartz worktops. The kitchen is equipped with high-quality integral appliances, including a fridge freezer, wine fridge, dishwasher, two single ovens, induction hob, and extractor fan. A central island not only enhances the aesthetic appeal but also provides additional space for seating. The breakfast bar on the central island creates a sociable atmosphere, perfect for casual dining or morning coffee with loved ones. Bifold doors lead out into the rear garden allowing for indoor outdoor living.

The utility room is an added benefit to this home with space for a washer and dryer and features a storage cupboard.

To the first floor of the property are four bedrooms and house bathroom.

The spacious master bedroom stands out with its high specification built-in wardrobes, providing ample storage. The accompanying dressing room adds a touch of luxury, while the en-suite bathroom is a true highlight. Featuring fully tiled walls, large walk-in shower, low-level W.C, and sleek floating vanity unit.

Both bedroom two and three are well proportioned and bedroom three also benefits from built in wardrobes. Bedroom four is a good single or office space.

The house bathroom finishes the first floor consisting of shower over bath, low level w/c and vanity unit.

As you approach the property, you are greeted by a beautifully maintained lawn adorned with vibrant flowers and hedge borders. A welcoming pathway leads you to the front door, inviting you into a warm and inviting interior.

The rear garden is a true highlight of this home, featuring a meticulously landscaped area that has been lovingly cared for by the current owners. The garden has a lawned area, providing a perfect space for children to play or for hosting summer barbecues. A charming patio area offers an excellent spot for outdoor seating, where you can unwind and soak up the sun during the warmer months. The raised patio area is particularly delightful, providing a lovely vantage point to enjoy the beauty of the garden.

The driveway is located at the rear of the property with gate access into the rear garden. A double garage, which has an electric door, also allows for extra storage.

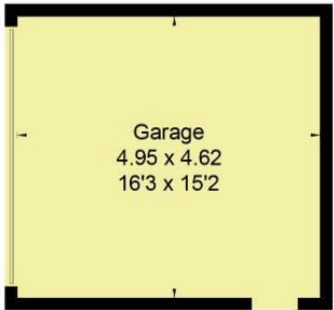




Approximate Floor Area = 141.8 sq m / 1526 sq ft  
Garage = 22.8 sq m / 245 sq ft  
Total = 164.6 sq m / 1771 sq ft



Ground Floor



(Not Shown In Actual  
Location / Orientation)



First Floor

## 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                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92280

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com

