

## Aspen Way, Tadcaster

- Immaculately presented
- Extended accommodation
- Tadcaster Grammar School catchment

- Three bedroom detached house
- South facing garden
- EPC - C / Council Tax - D

**Offers Over £475,000**

**Council Tax: D**





# Aspen Way, Tadcaster

## DESCRIPTION

Situated in a sought-after residential area in the town of Tadcaster, this three bedroom detached home has been extended and adapted and now boasts exceptional accommodation, with open plan living at the heart of it's design.

The property opens to a bright and spacious entrance hall, benefitting from underfloor heating, which leads to all the principal ground floor accommodation, including a front room currently used as home office that could also be used as a home office. Also, directly off the hallway is the snug/sitting room.

The highly impressive open plan lounge/kitchen/diner has been designed with versatility in mind. Bathed in natural light from the aluminium bi-folding doors and Velux's in the extension, this space is the true heart of the home. The luxury fitted bespoke kitchen boasts a range of high quality wall and base units, integrated appliances and large island with space for bar stools for casual dining.

Adjacent to the kitchen is the convenience of a utility area to accommodate both a washing machine and tumble dryer. The landscaped rear garden and patio have been finished to a immaculate finish approaching two sets of bi-fold doors into this space seamlessly, bringing the outside in. Also to the side is a lovely snug/sitting room.

Stairs from the living area lead to the first floor landing, off which there are three bedrooms and a stunning house bathroom with a high level of finish.

Externally the property sits on a corner plot within a cul-de-sac and offers good sized gardens to the rear and side.

As the rear garden is south facing the property benefits from day round sunlight whilst mature trees provide good shade and privacy, along with the fenced boundary. Flower beds with low maintenance plants and bushes add to the landscape of this property.

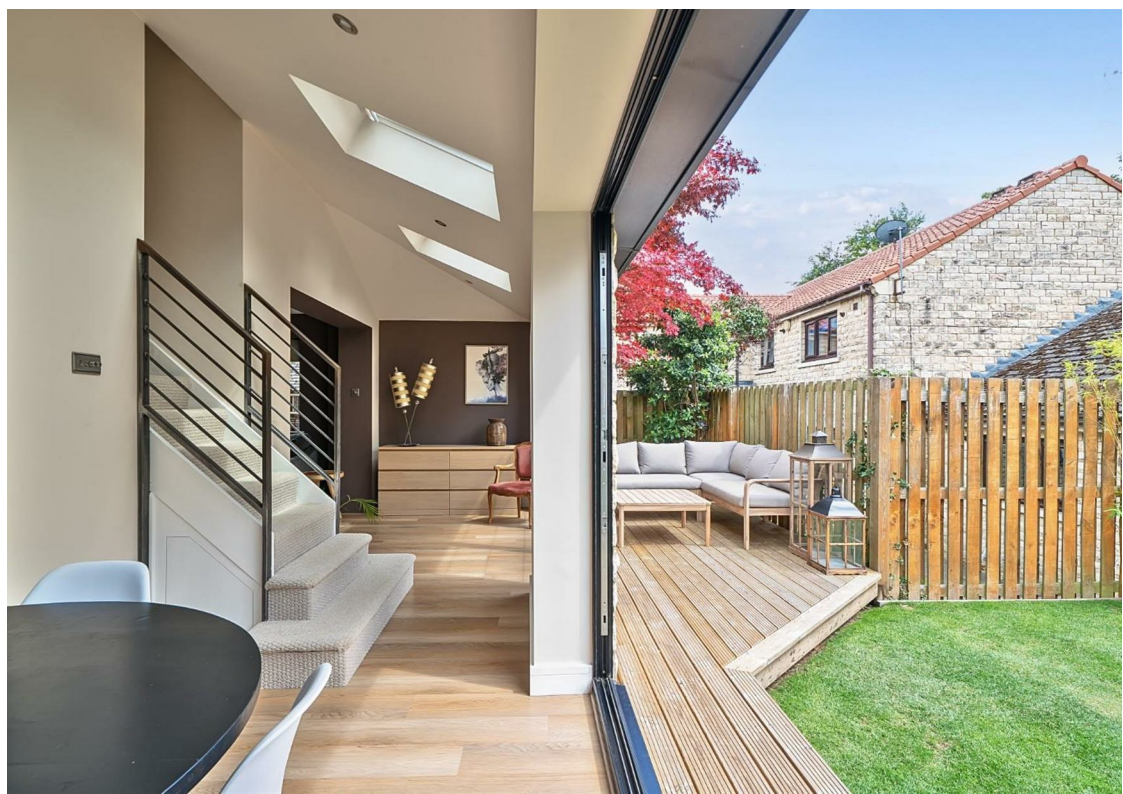
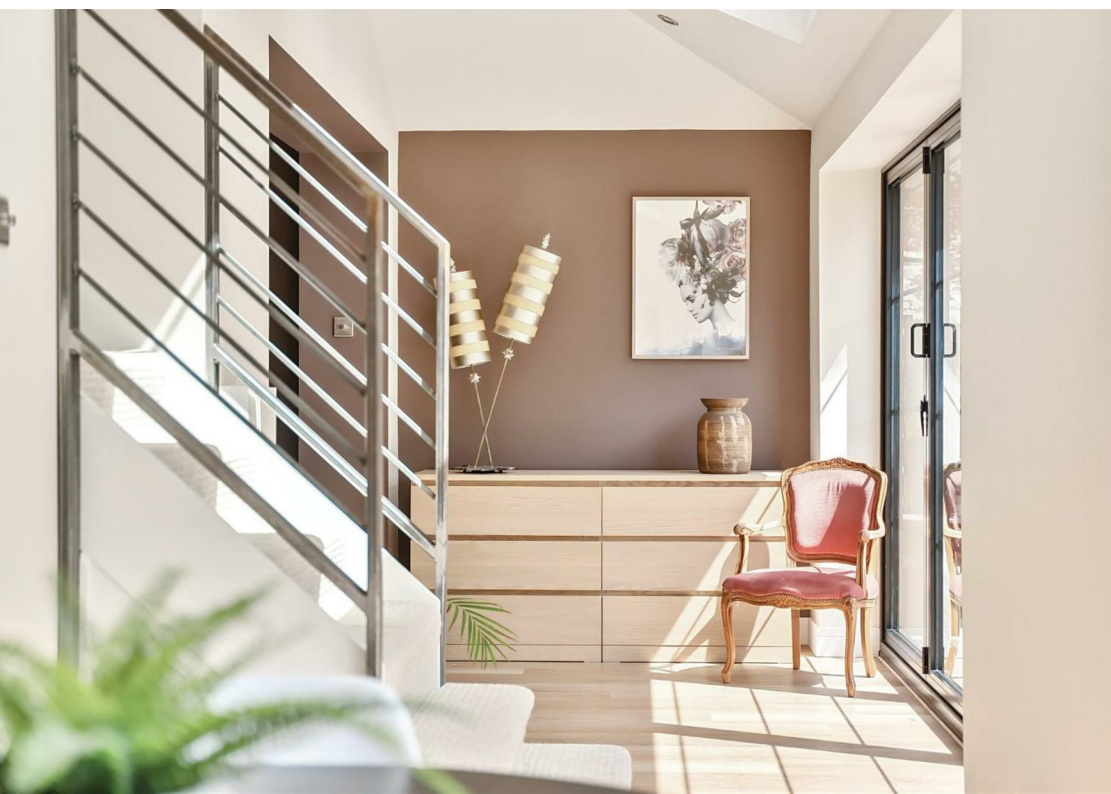
To the front is a gravelled paved driveway, and single garage.

In summary, an immaculately presented and modernised home, in a sought after position close to Tadcaster.

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.









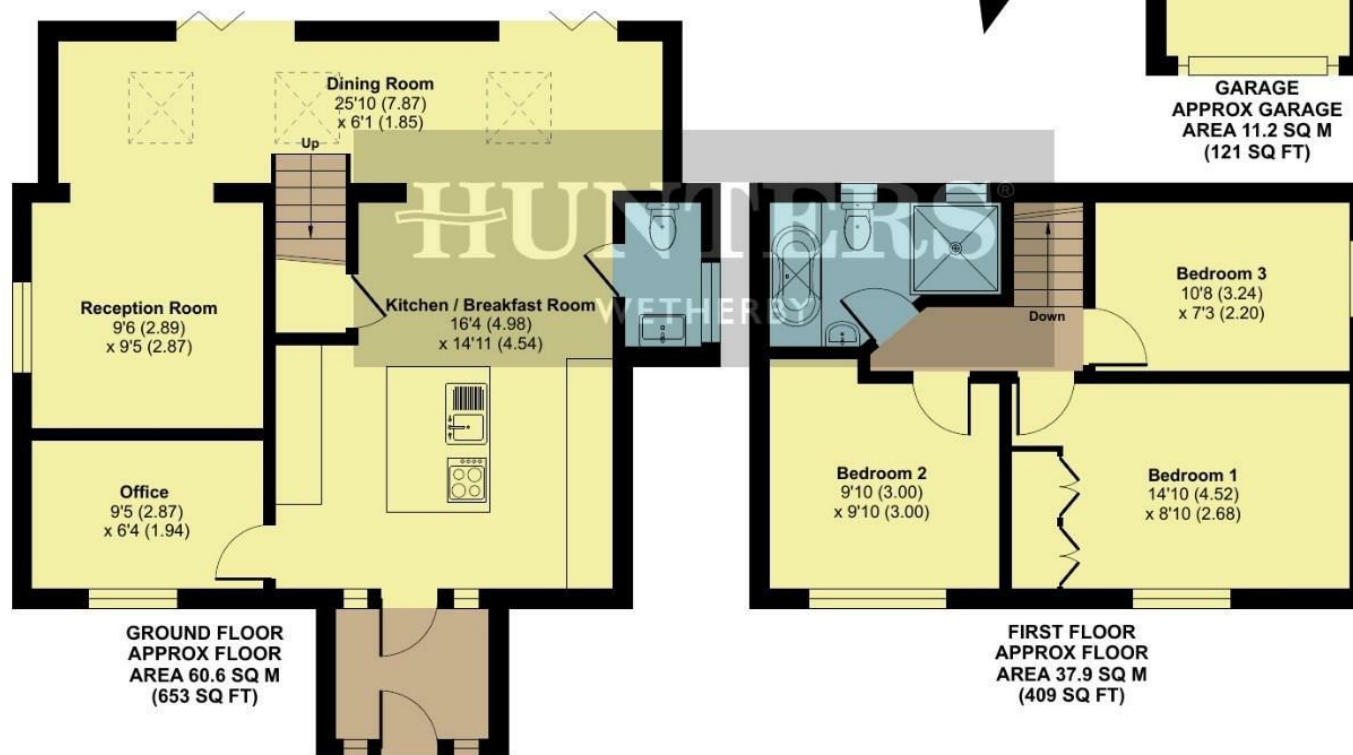
# Aspen Way, Tadcaster, LS24

Approximate Area = 1062 sq ft / 98.6 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1183 sq ft / 109.8 sq m

For identification only - Not to scale



## 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>	72	77
(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		

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**IF SELLING?** If you are thinking of selling your home or just want to know the value of your property, Hunters would be pleased to provide a no obligation sales and marketing advice. Even if your home is not for sale, as covered by our local offices we can arrange a Market Appraisal. For more information contact our national network of Hunters estate agents.

**RICS Certified Property Measurer**  
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01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com