



## Willow Rise, Tadcaster, LS24 9LL

- THREE BEDROOM DETACHED BUNGALOW
- SOLAR PANELS
- HAS RECENTLY UNDERGONE A SERIES OF WORKS
- OFFERED WITH NO ONWARD CHAIN
- BEAUTIFUL REAR GARDEN WITH FRUIT TREES
- EPC RATING A / COUNCIL TAX BAND D

**Asking Price £350,000**





# Willow Rise, Tadcaster, LS24 9LL

## DESCRIPTION

Hunters Wetherby are proud to market this refurbished three bedroom detached bungalow in the heart of Tadcaster.

The bungalow stands on a good size plot and has undergone a series of works which include a new combi boiler, electrical re-wire, full decoration and new carpets.

The property briefly comprises entrance hall way, large lounge with a modern fireplace and electric fire. A large window which allows lots of natural light to flood the room. There is a dining space which is accessed through a stone arch way and has the benefit of sliding patio doors into the rear garden.

The kitchen is well placed and has a range of wall and base units, integrated electric hob and oven. To the side is a porch which has plumbing for a washing machine, space for a fridge freezer and access out to the side of the bungalow.

The three bedrooms are all good sizes two of which are double rooms and a good size single room.

There is a shower room which has a walk in shower cubicle, low level w/c and vanity sink unit.

Externally, to the front of the property is a driveway providing off street parking for multiple vehicles and a single garage. There is a patio area which has lovely flower and hedge mature shrubs.

To the rear is a beautifully maintained private garden which is mainly laid to lawn with a pear tree, plum tree and two apple trees. The garden is mainly laid to lawn with a patio space which is perfect for a seating area to look out onto the gorgeous garden in the sun. Flower and hedge borders add a touch of vibrancy.









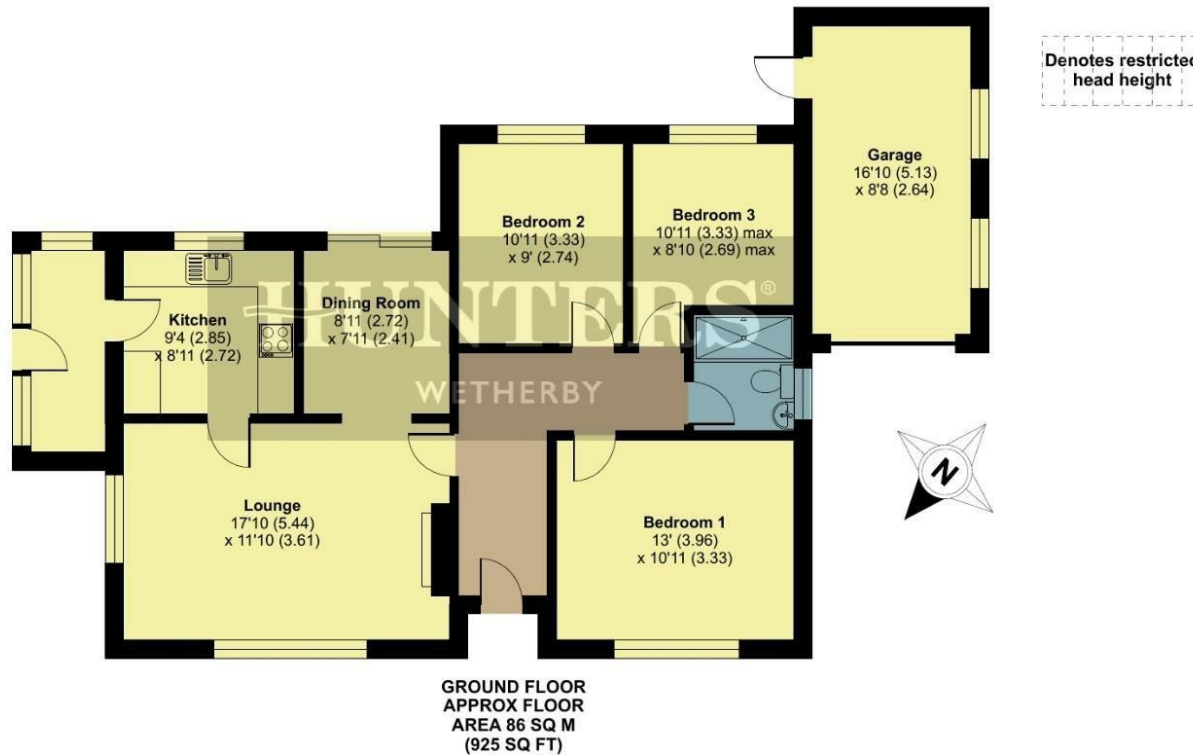
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Approximate Area = 925 sq ft / 86 sq m

Garage = 139 sq ft / 13 sq m

Total = 1065 sq ft / 99 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) A                                 |  | 93                      | 93        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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.

### Viewings

Please contact [wetherby@hunters.com](mailto: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.