



## Willow Rise, , Tadcaster, North Yorkshire, LS24 9LG

- RECENTLY EXTENDED PROPERTY
- COUNTRYSIDE VIEWS
- TADCASTER GRAMMAR SCHOOL CATCHMENT
- FOUR BEDROOMS
- GREAT COMMUTER LINKS
- EPC - D / COUNCIL TAX - D

**Asking Price £450,000**





# Willow Rise, , Tadcaster, North Yorkshire, LS24 9LG

## DESCRIPTION

Hunters Wetherby are proud to present this recently extended four bedroom detached family home, with a beautifully landscaped garden in the sought after town of Tadcaster.

The front entrance opens into a spacious entrance hallway with Karndean herringbone flooring - perfect for this high traffic area of the home. A useful storage cupboard can be found beneath the stairs allowing for a handy storage space.

From the entrance hall, a door leads you into the kitchen which is fitted with a range of wall and base units with space for integrated appliances and granite worktops. Set besides the kitchen is the recently fitted downstairs shower room, comprising a three piece white suite including walk in rainfall shower, low level wc and wash hand basin. The room also benefits from a heated towel rail and underfloor heating.

Leading from the kitchen is the dining room with French doors leading out to the stunning rear garden. Just off from the dining room is the lounge with a gas lit fire which creates a cosy atmosphere, perfect for unwinding.

The recently reconfigured first floor boasts four well sized bedrooms, a house bathroom and en-suite.

The spacious master bedroom benefits from fitted wardrobes, beautiful countryside views, and a recently fitted en-suite shower room comprising a walk in rainfall shower, low level wc and wash hand basin with granite worktop.

Bedroom two, also a good sized double, has been recently reconfigured and features a vaulted ceiling and window to the front elevation allowing for plenty of natural light and stunning views. Bedroom three located to the rear, is another double.

The recent extension allows for a well sized single bedroom, currently used as an office and benefits from fitted wardrobes allowing for extra storage.

The house bathroom comprises a four piece white suite including bath, walk in shower, low level wc and wash hand basin.

Outside you'll find a beautifully landscaped private rear garden with fence boundaries, a lawned area with an Indian stone patio, perfect for sitting out in the summer months. An integrated garage and private driveway parking for multiple cars complete this home.

A viewing is a must to appreciate the accommodation that is on offer with this stunning family home.

Set in the popular location of Tadcaster the town offers great local amenities including the Leisure Centre, Supermarkets, Restaurants and Bars. The property is also conveniently positioned for Tadcaster Grammar School and there are wonderful Primary Schools in the town.

Agents note: This property has had a planning application approved for single storey extension to the rear. Decision No - 2022/0968/HPA









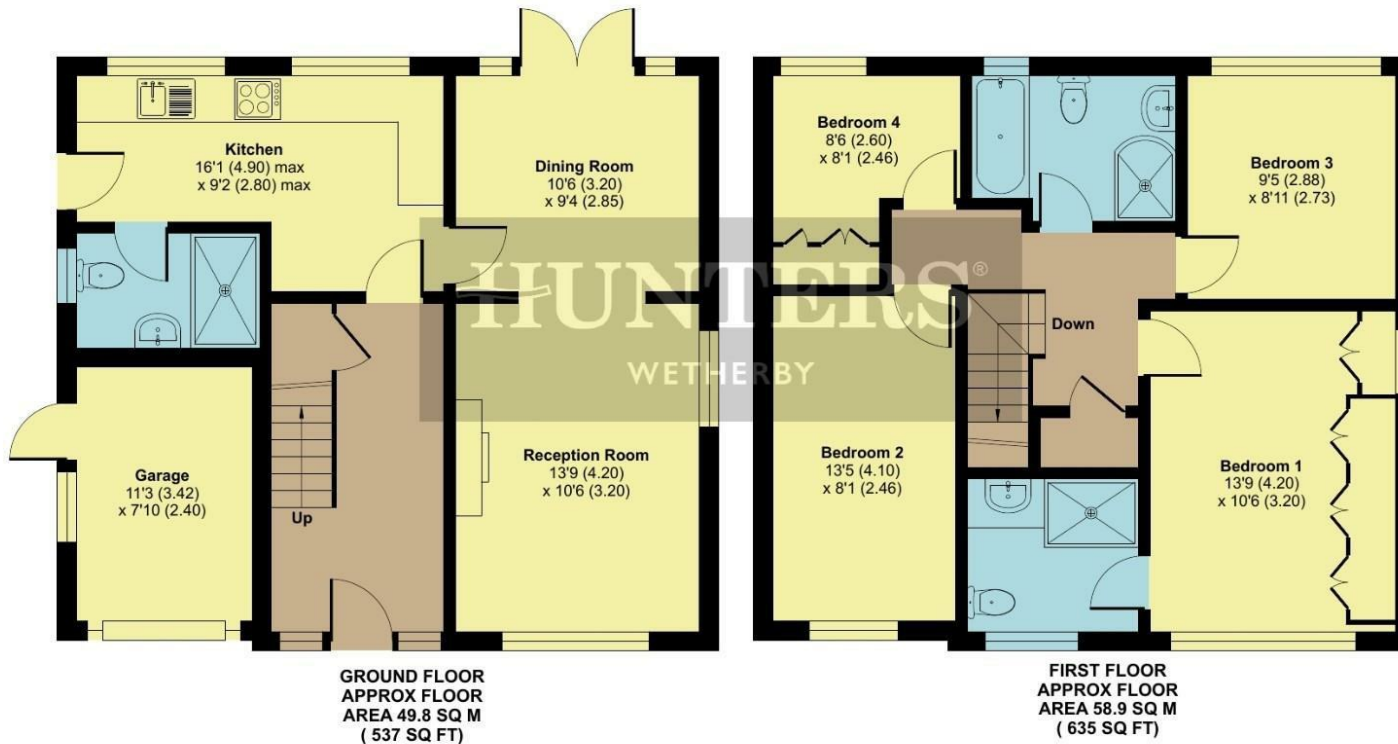
## Willow Rise, Tadcaster, LS24

Approximate Area = 1172 sq ft / 108.8 sq m

Garage= 82 sq ft / 7.6 sq m

Total = 1254 sq ft / 116.4 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: 1332610

### Viewings

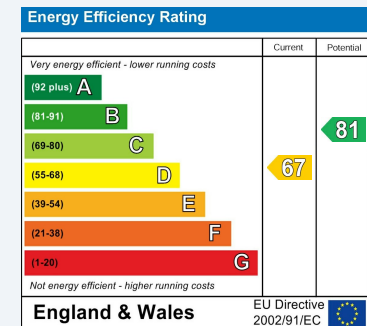
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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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