



## Hillcrest Court, North Yorkshire

- TWO BEDROOM SEMI DETACHED BUNGALOW
- LOW MAINTENENCE GARDEN
- DRIVEWAY & GARAGE
- NO ONWARD CHAIN
- COUNTRYSIDE VIEWS
- EPC RATING-D / COUNCIL TAX BAND C

**Offers Over £260,000**

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# Hillcrest Court, North Yorkshire

## DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom semi-detached bungalow in the popular market town of Tadcaster which would benefit from some updating and comes with NO ONWARD CHAIN.

On entering the property you are met with the hallway which guides you, initially, to the lounge. The lounge is a well proportioned room which benefits from a lovely amount of natural light and a gas fire provides a focal point to the room.

Moving on from the lounge, you will reach the kitchen which comprises a range of wall and base units a stainless steel sink and space for appliances such as a washing machine, cooker and fridge freezer.

The inner hallway leads you to the house bathroom which is fully tiled and benefits from a walk in shower, vanity unit, wash hand basin and low level W/C.

The principle bedroom which has fitted wardrobes and dressing table which provides ample storage space.

The second bedroom is the smaller of the two yet serves as a perfect bedroom or home office space.

The rear garden is low maintenance yet well kept - it is mostly pebbled with a patio area and mature shrubs and bushes which add a charming touch of colour to the garden.

Externally, the front of the property features a tarmac driveway which provides private off street parking as well as a detached garage. Similar to the rear garden, the front of the property is mostly pebbled with mature shrubs and bushes.

Tadcaster is a market town in North Yorkshire It's known for its breweries and scenic river. Tadcaster has an abundance of walking and cycling routes. Its school catchments, such as Tadcaster Grammar School, extend into surrounding villages including Appleton Roebuck, Copmanthorpe, Bishopthorpe, and Bilbrough. Road access via the A64, and the A1(M) is nearby, with the CoastLiner bus service providing onward transport to York (13 miles away), Leeds (15 miles away), and Coast (54 miles away).



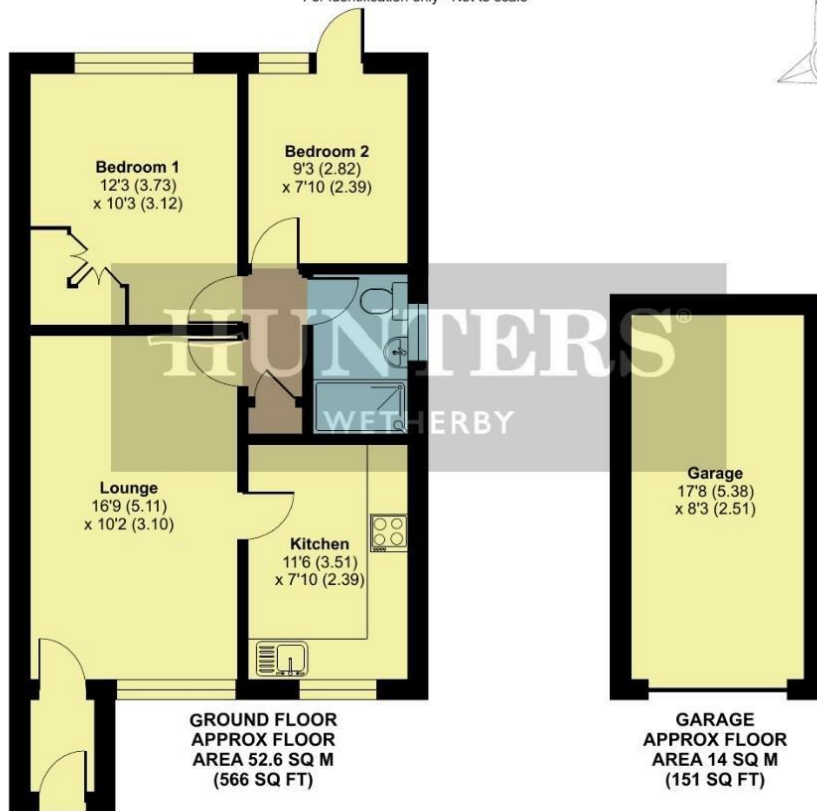
## Hillcrest Court, Tadcaster, LS24

Approximate Area = 566 sq ft / 52.6 sq m

Garage = 151 sq ft / 14 sq m

Total = 717 sq ft / 66.6 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). © nichecom 2025. Produced for Hunters Property Group. REF: 1355330

### Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: C

## 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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

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