



## Calcaria Road, Tadcaster, LS24 9HH

- THREE BEDROOM SEMI DETACHED HOUSE
- LOVELY LOCATION
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D / COUNCIL TAX BAND - C

**Asking Price £270,000**



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## DESCRIPTION

Hunters Wetherby are proud to present to market this characterful three bedroom home in the heart of Tadcaster.

Upon opening the front door, you make your way into the charming hallway which provides ample space for coat and shoe storage. The ground floor accommodation comprises of the lounge and kitchen.

Initially you will be led to the generously proportioned, welcoming lounge which is bathed in natural sunlight due to the dual aspect windows. To the front of the room is a charming, original bay window which is fitted with shutters - these windows provide beautiful views over the front and rear gardens. A stone fire place and hearth support the gas fire which provides a stunning focal point in the lounge and provides a lovely atmosphere for these upcoming cosy months. To enhance this, the property is fitted with central heating. This versatile room also provides space for a dining table which makes the area perfect for hosting and entertaining.

Moving onto the kitchen, this functional space is complete with a range of fitted wall and base units that provide ample storage. Although the kitchen is not currently fitted with central heating or integrated appliances there is plenty of space to install them. To the rear of the kitchen, a traditional stable door opens directly to the rear garden.

The rear garden is compact but well kept and is comprised of both patio and laid to lawn areas with mature trees, shrubs and bushes such as Berberis trees. This peaceful garden is an ideal spot for relaxing with your morning coffee.

Walking back through the property and ascending up to the first floor are three bedrooms and the house bathroom. The third bedroom would work well as a single room or office space and there is a large window to the back which lets sunlight flood in to warm up the room.

Adjacent to this is the second bedroom, this charming space is a good sized double room which benefits from fitted wardrobes and storage cupboards.

The principle bedroom is beautifully presented with a large, original bay window. This room is enhanced by deep set fitted wardrobes and bed side tables which provide plenty of storage. This room is also a good sized double with space for extra furniture.

Completing the first floor of the property is the fully tiled house bathroom which benefits from a large bath with shower over, a wash hand basin and a low level W/C. This room is also enhanced by an original feature patterned glass window.

Externally, this property features a driveway and garage providing private off road parking alongside a beautifully presented front garden with mature shrubs and bushes.







For identification only - Not to scale



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

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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | 63      | 7         |
| <p><i>Not energy efficient - higher running costs</i></p>                                                                                                                                                                          |  |         |           |

**England and 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.