



## Hawthorn Avenue, Tadcaster, LS24 9UA

- TWO BEDROOM MID-TERRACE HOUSE
- OFF STREET PARKING FOR TWO CARS
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- SOUGHT AFTER VILLAGE LOCATION OF TADCASTER
- NO ONWARD CHAIN
- EPC RATING- TBC / COUNCIL TAX- B

**Asking Price £220,000**





# Hawthorn Avenue, , Tadcaster, LS24 9UA

## DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom, mid-terraced house in the sought after location of Tadcaster. This property is ideal for first time buyers and investors.

Upon initial entrance of the property, you are welcomed by a small entrance hall which guides you to the ground floor. The ground floor is comprised of the kitchen and living room.

The well-proportioned lounge area, is bright and airy and provides ample space for an array of recreational furniture.

The kitchen is fitted with a range of wall and base units which provide sufficient storage space. The kitchen also benefits from an integrated eclectic cooker, hob and built in seating area.

To the first floor, are two bedrooms - one single bedroom which benefits from built in cupboards and a double bedroom to the front of the property.

The house bathroom is fitted which a walk in shower cubicle, low level W/C and vanity unit.

Externally, the property features an enclosed, low maintenance, laid to lawn and patio garden with an accessible side gate and private drive way with parking for two vehicles.

Located in the popular town of Tadcaster, this property offers great access to major road networks, access to an array of local amenities including medical centre, restaurants, public houses, shops, supermarket and leisure facilities. It is also in the catchment for the renowned Tadcaster Grammar School.



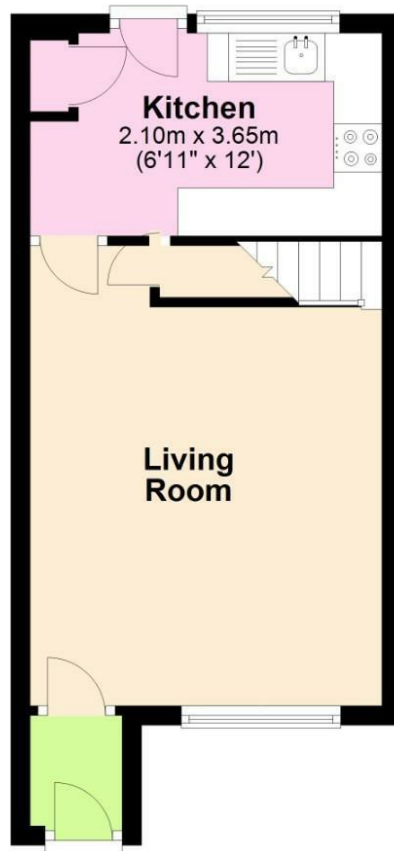






## Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.2 sq. feet)



Total area: approx. 52.2 sq. metres (561.7 sq. feet)

### 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.

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		
<b>England &amp; Wales</b>		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.