



Stutton Road, Tadcaster, , LS24 9HE  
Offers Over £650,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





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## Offers Over £650,000

Hunters Wetherby are more than proud to present to the market this sure to be popular, stunning, four bedroom, detached home with a separate annexe located upon the highly sought-after Stutton Road, in the popular market town of Tadcaster. The property was completely renovated over 10 years ago however the current owners have invested in solar panels, recently replaced the combi boiler in the annexe and electric car charging point.

The downstairs accommodation which comprises of an open plan kitchen living diner, lounge, office, utility room and W/C. Underfloor heating is fitted throughout the ground floor amplifying the homely feel of the property.

The kitchen is simply stunning and completed to a high level finish. The modern style and neutral colour scheme encapsulates a sense of calmness. This space features a range of high gloss wall and base units as well as integrated appliances such as a BOSCH double electric oven and gas hob, dishwasher and fridge freezer. This open plan space is perfect for hosting.

Flowing through into the living area which provides ample space for recreational furniture. This space is well proportioned and beautifully bright due to the rear aspect bifold doors which present to you the beautifully landscaped rear garden. This truly brings to life the concept of outdoor - indoor living.

The dining area can accommodate a large dining table with chairs which allows the whole family to be together while using different aspects of the space.

The ground floor also has a second lounge area which encompasses a cosier, more private feel. This room is well proportioned with ample space for extra recreational furniture. This room could also double as a home gym.

The home office is a perfect space to focus.

The practical utility room can double as a boot room making it the ideal space to have adjacent to the entrance hall. It benefits from plumbing for a washing machine as well as a sink unit.

To complete the ground floor is the downstairs W/C which is fitted with a wash hand basin and low level W/C.

Graduating up to the first floor of the property which comprises of four well proportioned bedrooms and three bathrooms.

The principle bedroom is a well proportioned double room with views over the rear garden and is flooded with light and also features from an elegant, fully tiled ensuite. The ensuite features a from a free standing bath, walk in shower, low level W/C and vanity unit with in-set sink.

The second bedroom is another good sized, bright double room featuring from an ensuite that is comprised of a low level W/C, wash hand basin and walk-in shower cubicle.

The remaining two bedrooms are both well proportioned and one features fitted wardrobes for ample storage space.

The spacious house bathroom is also fully tiled which accentuates the clean, sleek aesthetic of the property. It is fitted with another large free standing bath, low level W/C and walk in shower.

The property also benefits from an annex. The current owners are maximising full use of the annex by utilising it as an Airbnb. It is a well proportioned space which features a kitchen area as well as bathroom. The kitchen is fitted with an integrated oven and four ring gas hob and the bathroom benefits from a low level W/C, wash hand basin and walk in shower cubicle.

Externally the property boasts ample off-road parking, an attached garage and a good size rear garden which has been completely landscaped by the current owners. Beyond the kitchen bi fold doors is a raised composite decking and seating area providing a sunny spot to sit and enjoy the view across this mature garden. Mostly laid to lawn, a hedge along one side and a fence to the other offers a degree of privacy. The garden does benefit from a pergola which has been set up as an outside kitchen further along the garden is a second pergola with raised composite decking ideal for relaxing on summer evenings.

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.















- FOUR BEDROOM DETACHED HOUSE
- LOCATED IN THE SOUGHT AFTER VILLAGE OF TADCASTER
- AMPLE OFF-STREET PARKING
- FEATURING A SPACIOUS ANNEX
- BEAUTIFULLY LANDSCAPED GARDEN
- EPC RATING - B / COUNCIL TAX - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(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		
England & Wales	EU Directive 2002/91/EC	

#### DISCLAIMER

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.

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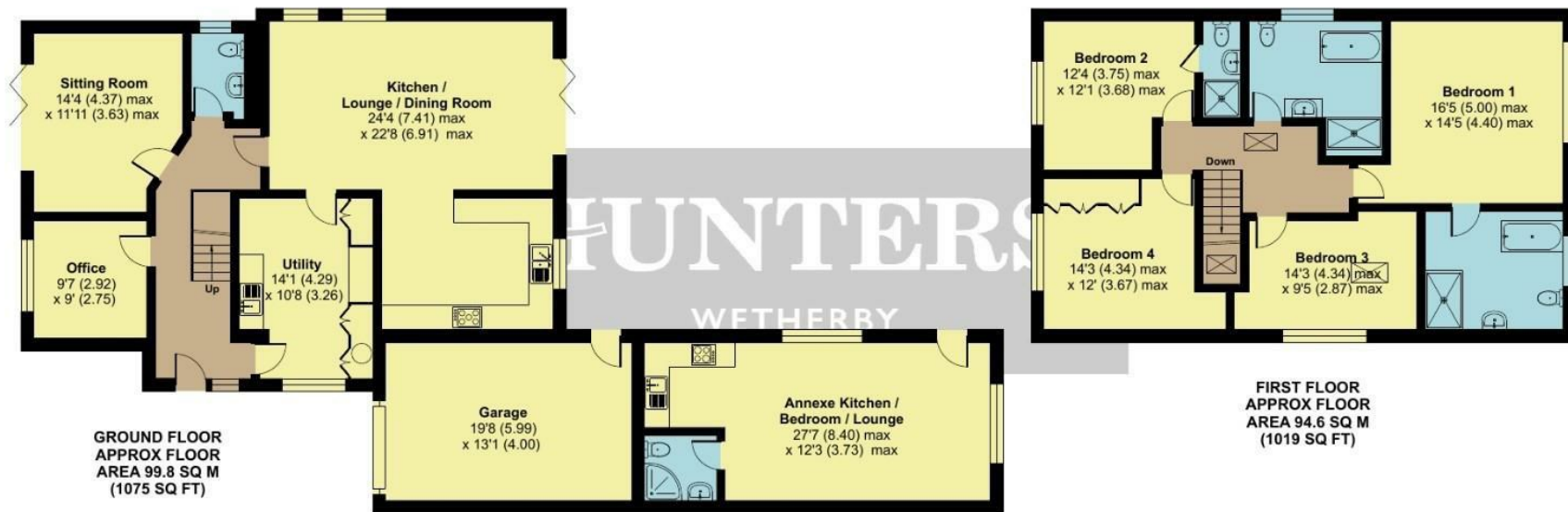
Approximate Area = 2096 sq ft / 194.7 sq m

Annexe = 348 sq ft / 32.3 sq m

Garage = 248 sq ft / 23 sq m

Total = 2692 sq ft / 250 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). © n1checom 2025. Produced for Hunters Property Group. REF: 1369048

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01937 588228 | Website: [www.hunters.com](http://www.hunters.com)

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