



Grange Crescent, Tadcaster, North Yorkshire, LS24 8AQ

- THREE BEDROOM END TERRACE PROPERTY
- WELL PROPORTIONED FRONT AND REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION OF TADCASTER
- POTENTIAL FOR MODERNISATION
- EPC RATING - C / COUNCIL TAX - B

Asking Price £270,000



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DESCRIPTION

Hunters Wetherby are pleased to present to market this three bedroom end-terrace house in the sought after location of Tadcaster. Ideally situated within the highly desirable market town of Tadcaster - this home offers an exciting opportunity for modernization, allowing new owners to create their perfect home.

Upon entering the property, you are welcomed by an entrance hall providing access to the downstairs accommodation, which comprises a lounge, a kitchen, and a separate dining room

Situated to the right of the entrance hall, the lounge is a well-proportioned space offering ample room for additional furniture. This room features dual-aspect windows, allowing natural light to flood the area.

The dining room is located to the left, offering a well-proportioned space that can accommodate a large dining table chairs. This versatile room could also serve as a second lounge or a home office.

The kitchen is equipped with a range of wall and base units, providing ample storage, and includes a gas cooker. The flow between the kitchen and dining room creates the perfect arrangement for hosting and entertaining guests.

The ground floor is completed by a W/C.

Ascending to the first floor, you are met by the principal bedroom. This well-proportioned double room offers ample space for additional furniture and benefits from two built-in storage cupboards.

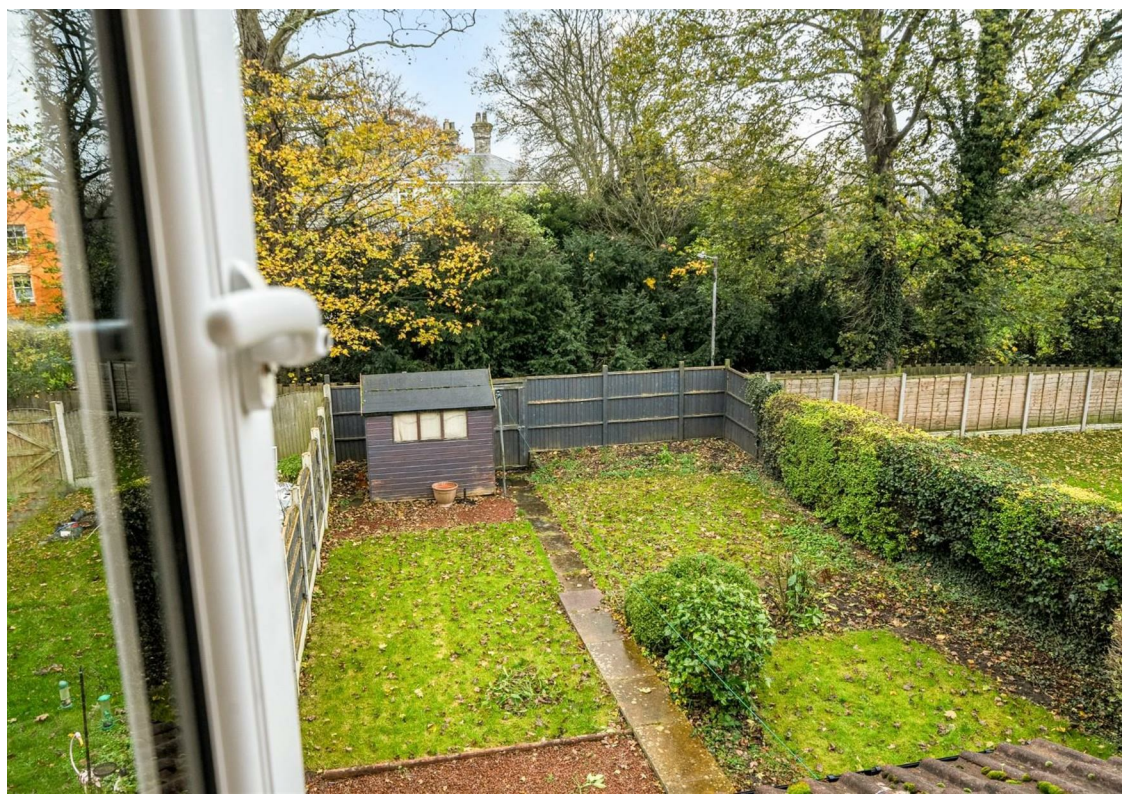
The first floor features two more well-proportioned bedrooms: one double room and one single room.

The first floor is completed by a separate W/C and a main bathroom. The bathroom suite includes a bath with a shower attachment, a wash hand basin, and a heated towel rail.

Externally, the rear of the property boasts a substantial, fenced garden combining laid-to-lawn areas with charming pebbled and paved sections, ideal for outdoor entertaining. The front aspect offers a welcoming lawned garden, thoughtfully bordered by mature shrubs and bushes.

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.

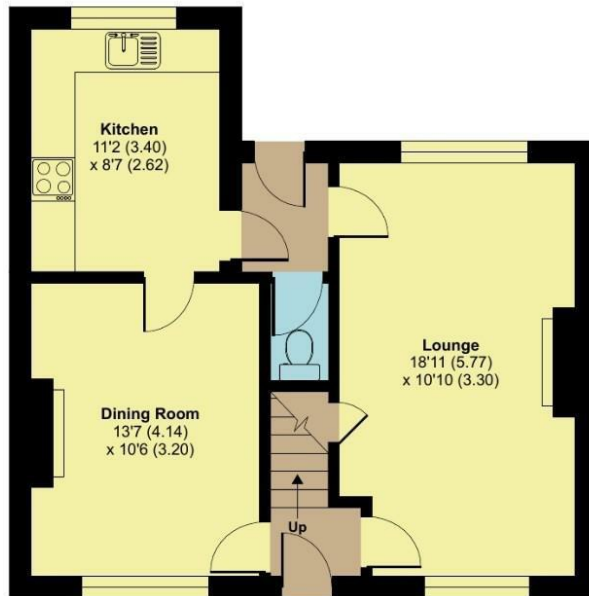




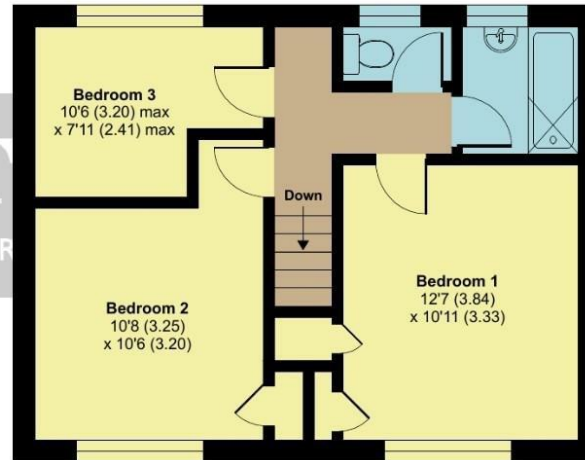
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Approximate Area = 1003 sq ft / 93.2 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 49.1 SQ M
(528 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 44.1 SQ M
(475 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1383326

Viewings

Please contact 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) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.



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