



Hudson Way, Tadcaster, North Yorkshire, LS24 8JF

- TWO BEDROOM SEMI DETACHED HOUSE
- DETACHED GARAGE
- TADCASTER GRAMMAR SCHOOL CATCHMENT
- EPC - C / COUNCIL TAX - C
- MODERN LIVING
- NO ONWARD CHAIN
- SOUTH FACING GARDEN

Asking Price £275,000

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DESCRIPTION

Hunters Wetherby are excited to present to the market this two bedroom semi-detached home in an exclusive street location in the sought after town of Tadcaster. With neutral, modern finishes, this home is sure to impress.

As you enter the property, a porch welcomes you into the property providing the perfect store for shoes and coats.

The heart of this home is the generous lounge with a window to the front aspect allowing for ample natural light, and electric fireplace with wood surround creating a warm, cosy focal point to the room.

Fitted with a range of shaker style wall and base units, the kitchen is well equipped featuring integral appliances including dishwasher, oven and gas hob with extractor over while space is provided for a fridge freezer and washing machine. The sleek finish of this kitchen is impressive.

The conservatory makes the perfect dining space, with natural light flooding the space, you can imagine enjoying a nice meal or your morning coffee overlooking the rear garden.

Graduating to the first floor, two generously sized bedrooms benefit from fitted wardrobes providing ample storage and space for double beds and additional furniture.

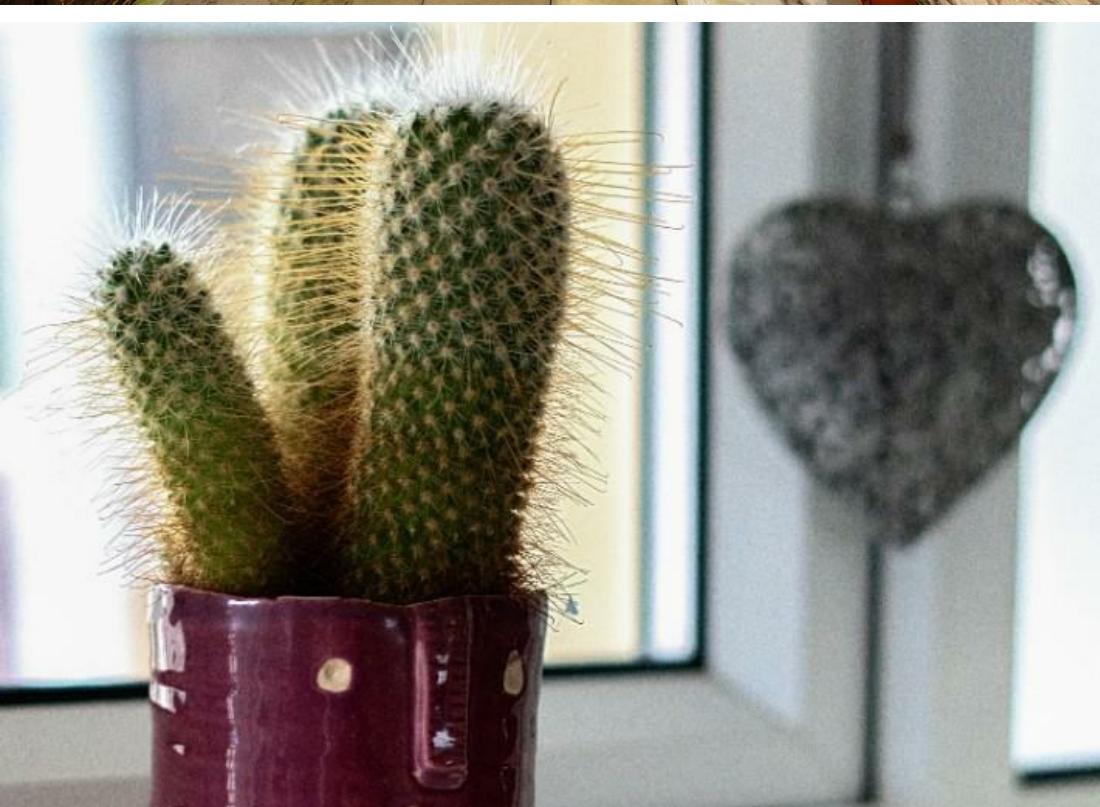
The modern, fully tiled house bathroom is comprised of a three piece white suite, including L shaped bath with shower over, low level wc and wash hand basin set within a high gloss vanity unit. A window provides ventilation while allowing for more natural light.

Externally, the south facing, rear garden is laid to lawn with two patio seating areas and is bordered with mature trees, bushes and shrubs. With spring around the corner, imagine firing up the BBQ on those warmer evenings in this lovely space!

To the front, a paved driveway allows for ample off street parking and leads down to the detached garage, perfect for those seeking sheltered parking or extra storage.

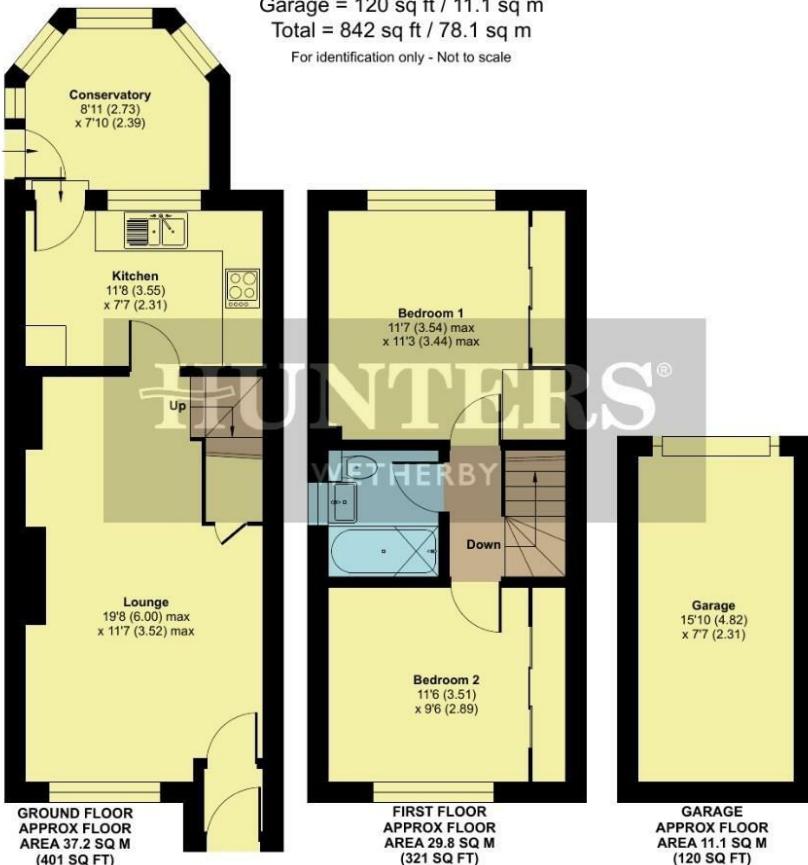
Located in the popular town of Tadcaster, this property offers great access to major road networks, access to an array of local amenities including medical centre, restaurants, public houses, shops, supermarket and leisure facilities. It is also in the catchment for the renowned Tadcaster Grammar School.





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Approximate Area = 722 sq ft / 67 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 842 sq ft / 78.1 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 2026. Produced for Hunters Property Group. REF: 1402128



Certified
Property
Measurer

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		87
(81-91)	B		
(69-80)	C		71
(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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