



Inholmes Lane, Tadcaster

THIS FIVE BEDROOM DETACHED HOUSE IS SITUATED ON A FABULOUS SIZED PLOT AND OFFERS VERSATILE LIVING. THE ACCOMODATION ON OFFER IS BOTH FLEXIBLE AND FUNCNATIONAL. ONE NOT TO BE MISSED.

£695,000

Council Tax: F



Inholmes Lane, Tadcaster

DESCRIPTION

HUNTERS WETHERBY are extremely proud to market this FIVE bedroom detached house which sits on a very enviable plot in a peaceful and private lane in Tadcaster.

This much loved home offers versatile living and has been skilfully extended by the current owners.

The layout of the ground floor is vast and comprises a good size hallway, lounge which overlooks the large front garden and has two windows that let natural light flood through. The dining space and snug area flow perfectly into one another and makes a great space for entertaining guests or family get togethers and also feature "a log burner style" gas fire which is a nice addition to the space and makes for cosy evenings.

The family room is versatile and has added storage and access into bedroom five complete with En-suite shower room to offer the ideal space for guests or teenagers. The home office is perfect for those that work from home and want to be able to close the door after a long day.

The well equipped breakfast kitchen is contemporary in design and finish and has a great range of wall and base units, induction hob and extractor, wine cooler, double oven, dishwasher and space for an American style fridge/freezer. The large French doors allow access to the rear garden space and there is a breakfast bar and space for a table. The Kitchen also has the added benefit of underfloor heating. A utility and W/C complete the ground floor.

To the first floor there are four double bedrooms the main bedroom which has a walk in wardrobe and En-suite shower room. The house bathroom has bath, separate shower cubicle, W/C and wash basin with added storage.

To the front is a well maintained and perfectly kept large front garden, The driveway to the side offers lots of space for multiple vehicles and double garage. To the rear is further garden space made mainly of lawn and a patio area creating a beautiful space that can be enjoyed all year round. The vast and beautiful gardens are really what makes this property so unique and viewing is highly recommended.

Inholmes Lane is located on the outskirts of the popular market town of Tadcaster and offers great access to Leeds and York, medical centre, restaurants, public houses, shops, supermarket and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York road with York city centre some 10 miles and Leeds city centre within 15 miles. The A1M link is only 6 miles away and railway links in Ulleskelf (2.9 miles) and Church Fenton (4 miles). The property is in the catchment area for the renowned Riverside Primary School and Tadcaster Grammar School as well as being close to St Joseph's RC School.

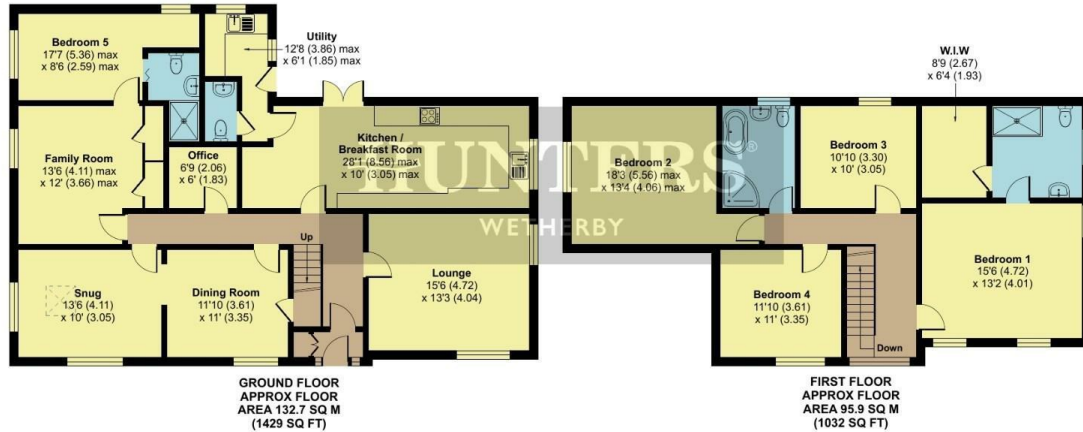




Inholmes Lane, Tadcaster, LS24

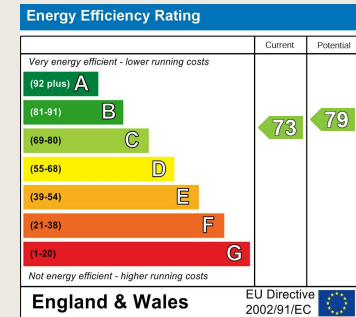
Approximate Area = 2461 sq ft / 228.6 sq m

For identification only - Not to scale



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.



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.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com

