



Copper Plum Row, Garnet Lane, Tadcaster, LS24 9LD

- THREE BEDROOM SEMI DETACHED HOUSE
- EN-SUITE
- COUNTRYSIDE VIEWS
- SOUTH FACING REAR GARDEN
- OPEN PLAN KITCHEN DINER
- EPC RATING - B / COUNCIL TAX BAND - D

Offers Over £335,000



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DESCRIPTION

Hunters Wetherby are pleased to present to the market this beautifully presented three bedroom semi detached house built by the local builder 'Kyme Homes.'

This property is set in a wonderful position sitting just off Garnett Lane overlooking the countryside to the front of the property.

The property briefly comprises of lounge, kitchen diner, three bedrooms and house bathroom.

The lounge sits at the front of the property and really is the perfect room for relaxing evening and looking out onto the field views.

The modern kitchen diner is fitted with a range of wall and base units benefitting from integral appliances including oven, hob and dishwasher. The Velux windows allow ample natural light to flood the room as well as the patio doors creating that feeling of indoor outdoor living, perfect for these upcoming summer months. Just imagine the patio doors open on a summer evening relaxing with friends and family.

To the first floor of the property are three well proportioned bedrooms and the house bathroom.

The master bedroom is particularly impressive featuring fitted wardrobes and en-suite shower room. The en-suite comprises of walk in shower cubicle, low level w/c and stylish vanity unit.

Bedroom two is another double room whilst bedroom three is a good single or office space.

Completing the first floor is the stunning house bathroom which comprises of shower over bath, low level w/c, vanity unit and heated towel rail.

Externally, to the front of the property is two allocated parking spaces. To the rear is a lovely garden with mature shrubs, flower beds and a decked area which is ideal for entertaining and al-fresco dining with friends and family.

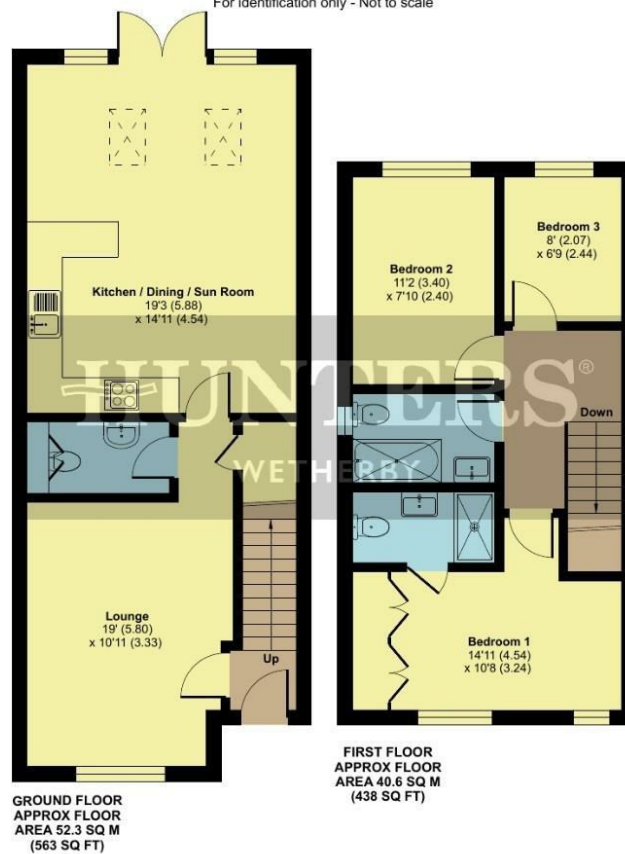




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Approximate Area = 1001 sq ft / 92.9 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Hunters Property Group. REF: 1282804

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

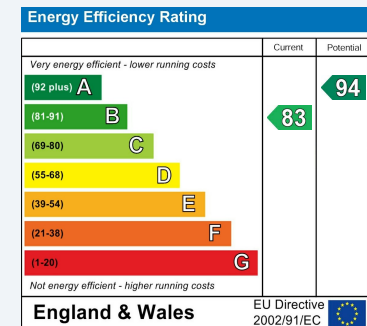
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

