



## Inholmes Lane, Tadcaster

- STUNNING VIEWS OVER IDYLIC COUNTRYSIDE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TRANQUIL AND PEACEFUL SETTING
- THREE BEDROOM INDIVIDUALLY DESIGNED DETACHED HOUSE
- LUXURIOUS EN SUITE BATHROOM
- EPC RATING C / COUNCIL TAX BAND E

**Offers Over £400,000**

**Council Tax: E**



# Inholmes Lane, Tadcaster

## DESCRIPTION

Hunters Wetherby are delighted to bring to the market this stunning three bedroom detached house which is beautifully tucked away at the top of Inholmes Lane , Tadcaster and has been very well designed to maximise the space and accommodation.

If you are looking for a family home but want peace, quiet and stunning views over country side then look no further than 'NORTH HOLME'.

On entrance into the hallway via the porch you are taken into the dining kitchen which is a wonderful setting for gathering family or entertaining family and friends. The wall and base units are contemporary and modern and are finished in a cream colour with contrasting worksurfaces. Integrated appliances include dishwasher, double electric oven, 5 ring gas hob and extractor fan. There is space for a fridge freezer. A central island is the perfect place to sit and read the newspapers with a nice hot drink on any chosen morning!!

A utility room offers sink unit, plumbing for a washing machine and additional worksurfaces there is also a W/C.

The lounge features French doors which allow natural light to flood the room and a gas fire with wood surround, insert and hearth creates a lovely focal point to the room and with solid wood flooring running through the whole of the downstairs there is real consistency through the rooms.

To the first floor the master bedroom is peaceful delight and somewhere which is very calming. With stunning views , built in furniture and an en-suite bathroom which features double ended bath, separate shower cubicle, low level w/c and double wash basins this really is a luxurious place to re-set and unwind.

Bedroom two is also a double room and benefits also from its own en suite shower room with wash basin, shower and sink unit.

Bedroom three is a single room and is currently being used as an office by the current owners.

The outside space really is very low maintenance and is a lovely quiet place to enjoy at any time of day. It has a mix of patio and gravel and the only noise to be heard is that of the birds that are singing happily.

To the front is a driveway and those beautiful views to look over and enjoy without having the problems or worry of maintaining the fields yourself.





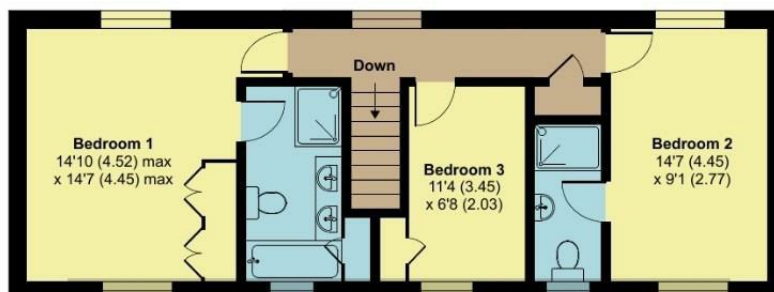
# Inholmes Lane, Tadcaster, LS24

Approximate Area = 1263 sq ft / 117.3 sq m

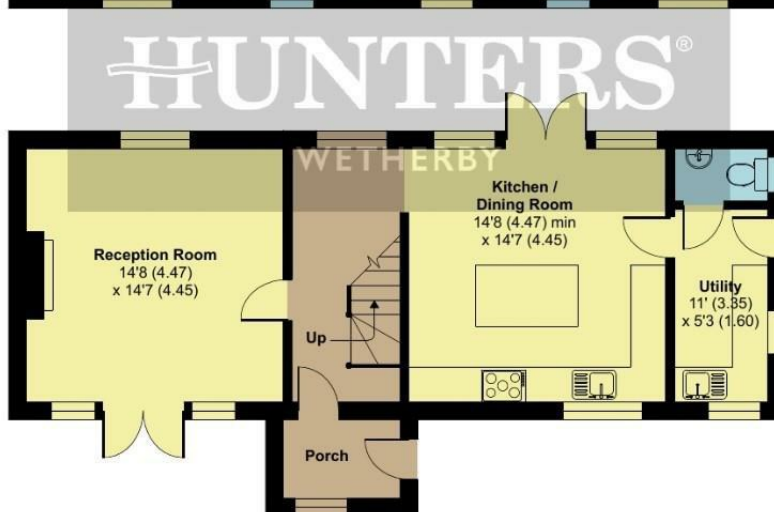
For identification only - Not to scale



**FIRST FLOOR**  
APPROX FLOOR  
AREA 59.9 SQ M  
(613 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR  
AREA 60.4 SQ M  
(650 SQ FT)



## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | 78                      | 87        |
|                                             | 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.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com