



14 Heatherdene, Tadcaster

£385,000

- Semi-Detached
- Utility Room
- En-Suite & Family Bathroom
- Significantly Extended & Modernised
- Lounge
- Good Size Corner Plot
- Open Plan Living Kitchen
- 4 Well Proportioned Bedrooms
- Single Garage

Positioned on a corner plot, this semi detached family home has been significantly extended and has the benefit of a garage and off street parking.

The present owner acquired the property in 2017 and since then, has carried out an extensive programme of renovation works which has seen the house significantly extended and modernised throughout. The double storey side extension created an open plan living kitchen area with utility and added a fourth bedroom with en suite on the first floor.

The property welcomes you through a front entrance porch and into the hallway having access to the entire ground floor accommodation and staircase leading to the first floor. There is a traditional style central heating radiator and the entire ground floor has solid oak flooring throughout.

The cosy lounge is positioned at the front of the property with a double glazed window. The lounge not only has a traditional central heating radiator but also has the benefit of a log burner.

The bulk of the ground floor is made up of the large open plan living kitchen with an area designed for dining purposes and an important utility room. The kitchen comprises a range of base and wall units with breakfast bar area. Integrated cooking appliances include an electric oven and gas hob. The dining section has a traditional style central heating radiator. The utility room has base units with space for an automatic washing machine and tumble dryer, in addition to having a low flush w.c.

The first floor landing serves four well-proportioned bedrooms and a house bathroom. Bedroom one is part of the extension and has a double glazed window to the front and the benefit of an en suite. The other three bedrooms all have a double glazed window and traditional style central heating radiator.

The internal accommodation is completed by a modern house bathroom which has a bath with chrome shower over. In addition, there is a vanity pedestal hand wash basin, low flush w.c. and chrome heated towel rail. There is a double glazed opaque window to the rear elevation.

The property is located off Heatherdene on a sizeable corner plot onto a front driveway providing off street parking for numerous vehicles. There is also a single garage to the front. The private rear garden is deceptively spacious being predominantly laid to lawn with a patio area.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mb download speed

EPC Rating: 69 (c)

Council Tax: – North Yorkshire Council Band C

Current Planning Permission - No current valid planning permissions

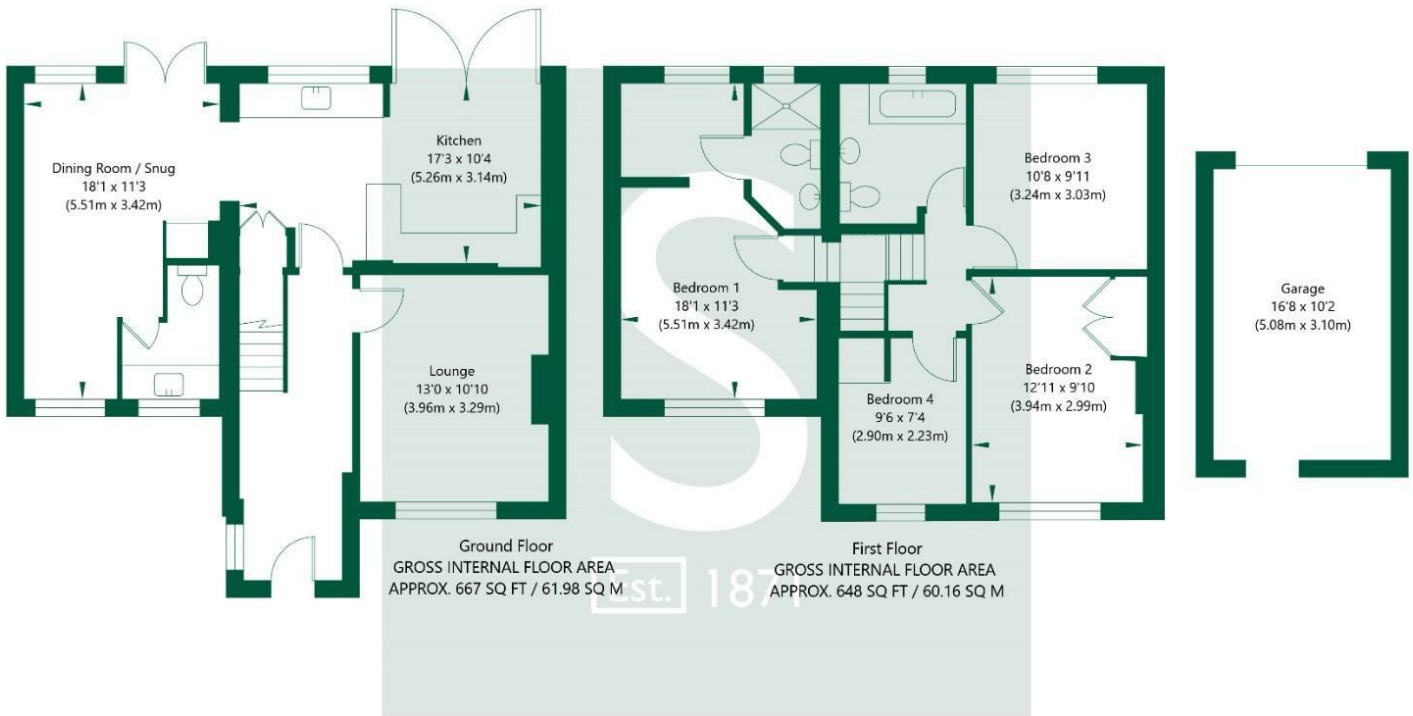
Viewings: Strictly via the selling agent - Stephensons Estate Agents – 01757 706707

* Download speeds vary by broadband providers so please check with them before purchasing

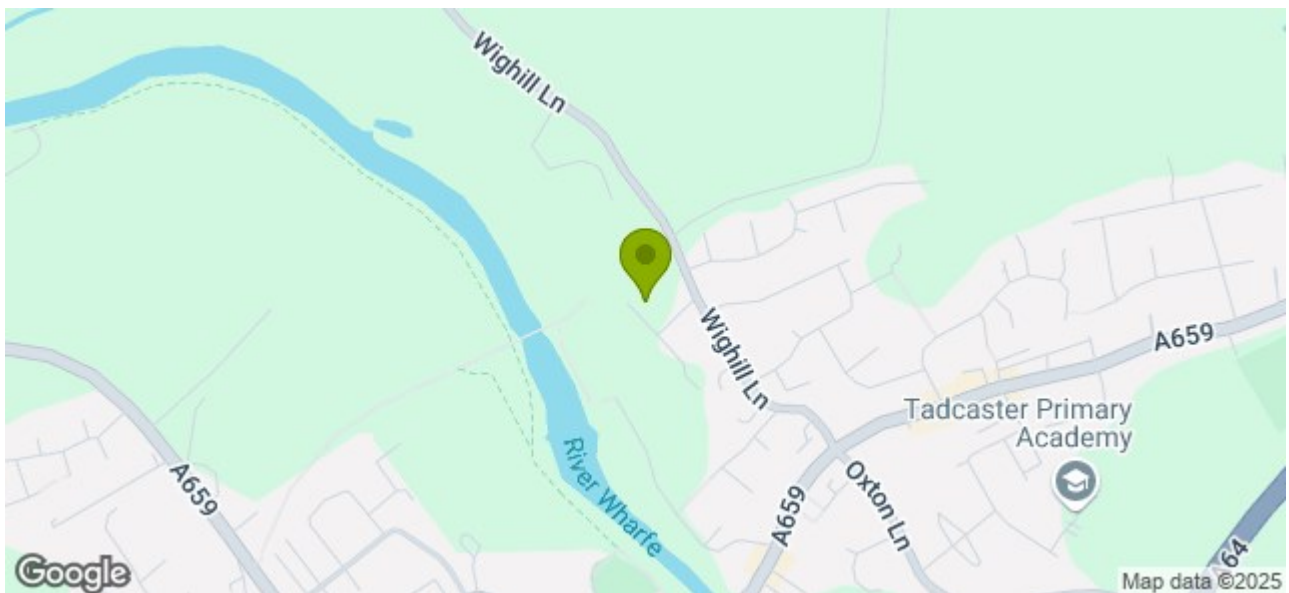




Heatherdene, Tadcaster, LS24 8EZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1315 SQ FT / 122.14 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

