



2 Wilkinson Terrace  
Stutton, Tadcaster LS24 9BP

## 2 Wilkinson Terrace Stutton, Tadcaster LS24 9BP

£225,000

Nestled in the charming village of Stutton, Tadcaster, this delightful period cottage is ideal for small families, couples, or individuals seeking a peaceful village location. With a rental history this property could also appeal to investors.

Upon entering via the lobby, you are welcomed into spacious living room with log burner that provides a warm and inviting atmosphere, perfect for cosy nights in! There is also a modern kitchen with appliances. The property is offered over three floors, there are two well proportioned bedrooms, modern bathroom suite with walk-in shower and attic room!

Wilkinson Terrace is situated in a friendly community, with local amenities offering a peaceful yet well-connected location, and scenic countryside nearby. This semi rural property also has off street parking for one car. With easy access links to major commuting routes you are only 1 mile from Tadcaster, 11 miles from York, and 14 miles from Leeds!

An early viewing is recommended to really appreciate the accommodation on offer. Call Quantum on 01904 631631.

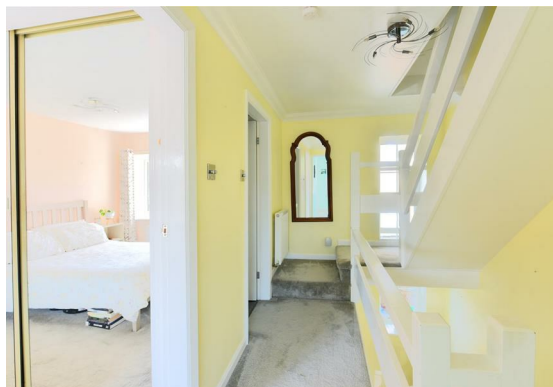
EPC Rating D  
Council Tax Band C

**Entrance Lobby**  
Composite door. UPVC window. Fuse board.

**Living Room**  
20'11 x 16'8 (6.38m x 5.08m)  
With UPVC bow window. Two radiators. Log burner with hearth. Sliding door to kitchen. Stairs to first floor.

**Kitchen**  
10'5 x 5'4 (3.18m x 1.63m)  
Fitted with wall and base units and coordinating worksurfaces. Sink and drainer unit. Oven with electric hob and extractor hood above. Space and plumbing for washing machine. Integrated fridge freezer. UPVC window.

**Stairs to first floor**  
UPVC window.





### First floor landing

UPVC window. Radiator. Doors to further rooms. Stairs to second floor.

### Bedroom One

10'0 x 9'3 (3.05m x 2.82m)

With UPVC window. Fitted wardrobe with mirrored sliding doors. Radiator.

### Bedroom Two

9'5 x 6'8 (2.87m x 2.03m)

UPVC window. Radiator. Storage cupboard with double doors.

### Bathroom

Fitted with three piece bathroom suite comprising; walk-in shower cubicle, vanity unit with wash hand basin and toilet. Heated towel rail. Storage cupboard housing boiler.

### Stairs to Attic Room

### Attic Room

16'8 x 8'2 (5.08m x 2.49m)

With eaves storage. Velux window.

### Outside

To the front of the property there is a shared pathway and carpark providing off street parking for one car. There is also a handy shed for storage.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C . The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.

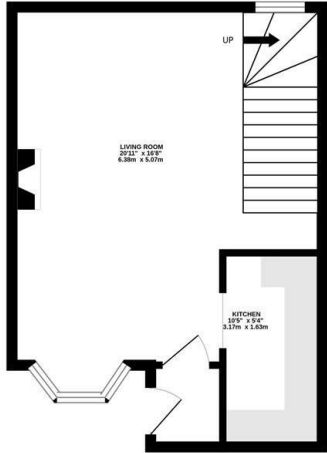
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water. There is also a log burner in the lounge.

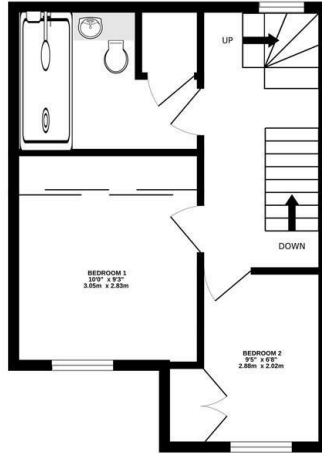
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: [homes@quantumestateagency.com](mailto:homes@quantumestateagency.com) [www.quantumestateagency.com](http://www.quantumestateagency.com)