



Wetherby Road, Tadcaster

- THREE BEDROOM END OF TERRACE HOUSE
- TASTEFULLY DECORATED THROUGHOUT
- OFFERED WITH NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- MODERN KITCHEN AND BATHROOM
- EPC RATING - E / COUNCIL TAX - B

Offers In Excess Of £250,000

Tenure: Freehold

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Wetherby Road, Tadcaster

DESCRIPTION

*****OFFERED WITH NO ONWARD CHAIN*****

Hunters Wetherby are proud to present to the market this three bedroom end of terrace house in the sought after town of Tadcaster.

Through the porch, you are welcomed into the spacious lounge, this is the ideal space for relaxation, with two large windows flooding the room with natural light.

Following from the lounge is the kitchen/diner, this recently fitted kitchen features a range of wall and base units, complimented by sleek work surfaces and integrated appliances such as the electric oven and gas hob, with space available for a dishwasher. Patio doors provide access to the rear garden.

The ground floor also offers the added convenience of a downstairs wc and utility room, which is comprised of a low level wc and provides space for a washing machine.

The first floor provides access to two bedrooms as well as the house bathroom. Bedroom one is a well sized double with a large window to the front allowing light to flood the space. Bedroom two offers ample space for a single bed.

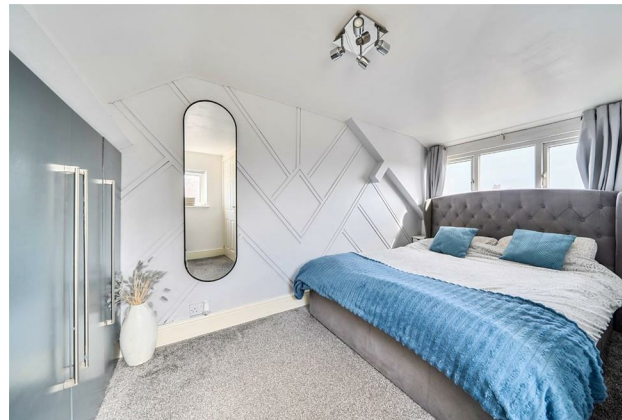
The house bathroom is comprised of a panelled bath with shower over, low level wc as well as a hand wash basin on a vanity unit.

A loft room can be found on the second floor and offers space for a double bed. This room also offers built in cupboards - such a rarity in this style of property.

To the rear, decking provides access to a paved patio area, where brick walls provide a boundary to neighbouring properties. The front of the property is low maintenance with a paved path surrounded by brick and fence boundaries.

The property offers the potential of off street parking, subject to planning permission.

Located on the outskirts of the popular town of Tadcaster, the property offers great access to Leeds and York. 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 with railway links in Ulleskelf (2.9 miles) and Church Fenton (4 miles). The property is in the catchment area for the renowned Tadcaster Grammar School as well as being close to St Joseph's RC School.

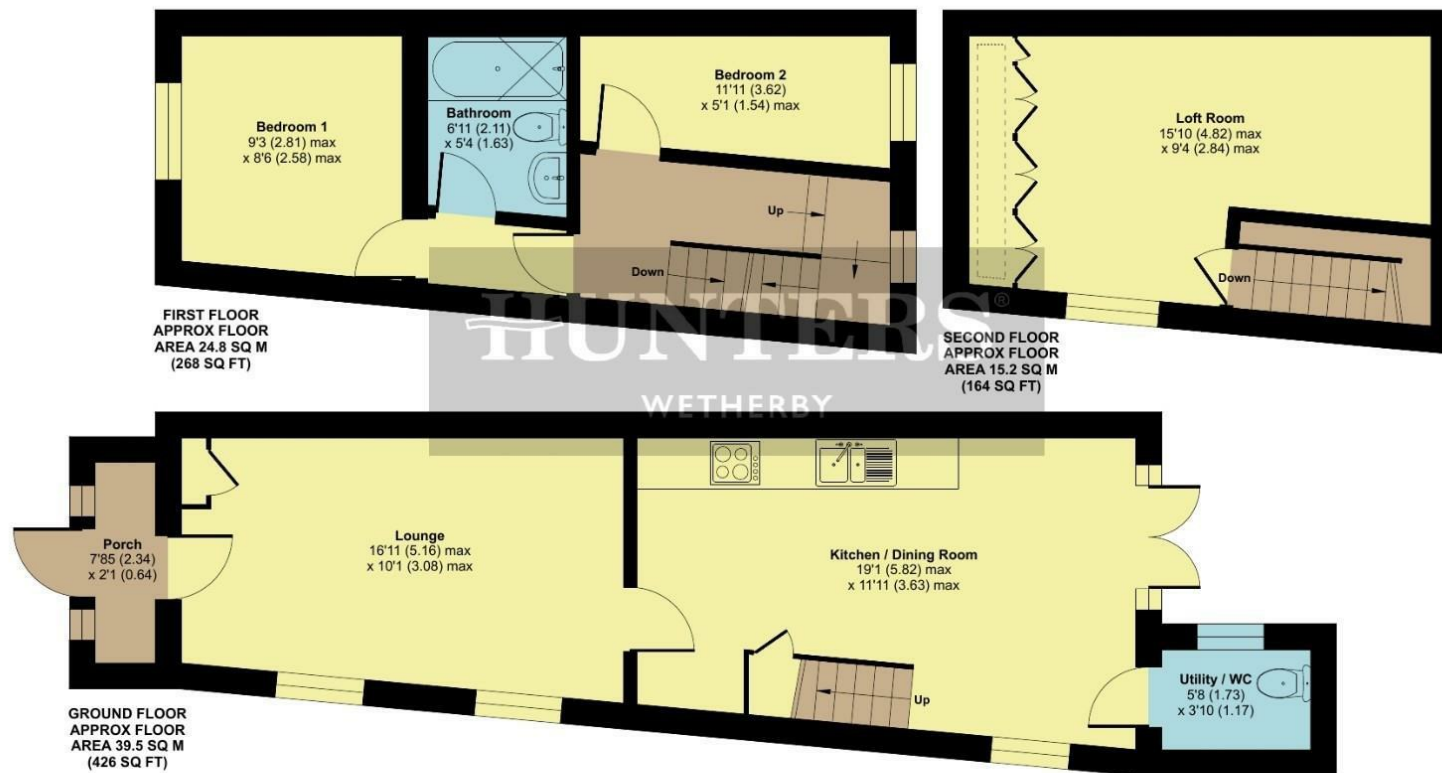


Wetherby Road, Tadcaster, LS24

Approximate Area = 858 sq ft / 79.7 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Total = 876 sq ft / 81.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1448367

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

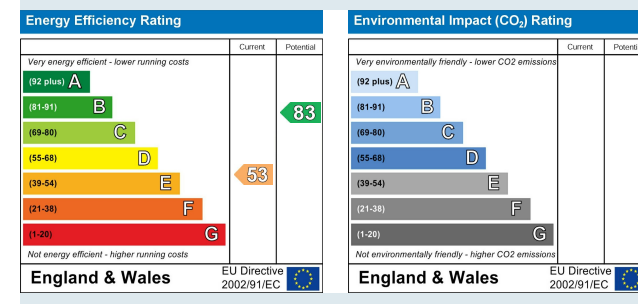
wetherby@hunters.com <https://www.hunters.com>



Council Tax: B

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

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