



## Chapel Street, Tadcaster

- TWO BEDROOM HOUSE
- SHARED GARDEN SPACE
- WALKING DISTANCE TO AMENITIES
- UNFURNISHED
- PRIVATE PARKING
- EPC - D / COUNCIL TAX - B

**£850 Per Month**



**Tenure:**

**HUNTERS®**  
HERE TO GET *you* THERE



# Chapel Street, Tadcaster

## DESCRIPTION

DO NOT MISS OUT ON THIS SPACIOUS TWO-BEDROOM HOUSE IN THE HEART OF TADCASTER

Upon entering the property, you are welcomed into a spacious living room featuring a large bay window that floods the room with natural light, along with an electric fire creating a warm and inviting focal point.

The living room leads through to the well-appointed kitchen, which benefits from a washing machine, oven and fridge, as well as a large storage cupboard, providing excellent practical storage and helping to maintain a clutter-free space.

The kitchen provides access to the generous patio and shared garden, offering a pleasant outdoor space ideal for relaxing or entertaining.

To the first floor are two bedrooms, both benefiting from windows allowing plenty of natural light. Completing the first floor is the house bathroom, fitted with a bath with an overhead shower.

Occupying a highly convenient position within Tadcaster, the property is within easy level walking distance of the high street and its excellent range of local amenities.

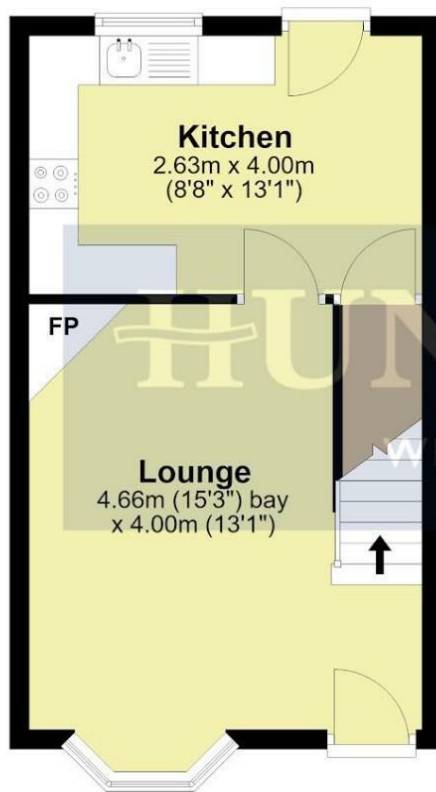
Tadcaster is ideally situated within the Lower Wharfe Valley, offering excellent commuter links via the A64, A1(M), M1 and the wider motorway network. The historic city of York is approximately nine miles away, while Leeds is around fourteen miles. The town itself boasts a wide range of amenities, including excellent primary and secondary schools, a variety of shops, a medical centre, swimming pool and sports centre. With its strong sense of community and convenient location, Tadcaster is an excellent choice for families and commuters alike.





## Ground Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 56.8 sq. metres (611.2 sq. feet)

All measurements are approximate and display purposes only.  
Plan produced using PlanUp.

## Viewing

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

5a Market Place Wetherby,

Tel: 01937 588228 Email:

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



Council Tax:

## 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                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-----------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current   | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |           |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                      | (92 plus) <b>A</b>                                              |
| (81-91) <b>B</b>                            |           |                                                | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |           |                                                | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            | <b>66</b> |                                                | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            |           |                                                | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |           |                                                | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |           |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |           |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |           | England & Wales                                |                                                                 |
| EU Directive 2002/91/EC                     |           | 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

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