







Cedar Drive, Tadcaster

Tenure: Freehold

- THREE BEDROOM DETACHED BUNGALOW
- DRIVEWAY AND GARAGE
- RECENTLY DECORATED THROUGHOUT
- OFFERED WITH NO ONWARD CHAIN
- LOG BURNING STOVE
- EPC RATING - D / COUNCIL TAX - D

Asking Price £325,000

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Cedar Drive, Tadcaster

DESCRIPTION

Hunters Wetherby are proud to present to the market this ideally situated detached bungalow in the sought after town of Tadcaster. With three bedrooms, this property is ideal for those seeking additional space and looking for a recently modernised bungalow with the additions of log burning stove, new carpets and flooring.

Upon entering the property, the hallway provides access to all the principle rooms.

The lounge is a well sized space with a large bay window and secondary window which both flood the room with natural light. The focal point of this room is the beautifully presented log burner, this addition creates a warm and cosy atmosphere, perfect for family nights in. Ample space is also available for a dining table.

The kitchen features a range of wall and base units and benefits from integrated appliances such as the 'Bosch' oven and grill, microwave and 'Bosch' induction hob. There is also plumbing available for a washing machine and integrated undercounter fridge and freezer.

The property boasts three bedrooms. Bedroom one and two are both doubles and offer the added convenience of built in wardrobes. Bedroom three has the potential to be used as a single bedroom, or those who work from home, a perfect office space.

The fully tiled house shower room is comprised of a walk in shower, hand wash basin and low level wc.

A conservatory, which is accessed through bedroom one, provides additional space for relaxation and provides access to the rear garden.

To the rear, the garden is mainly laid to lawn with a resin path around and mature hedges providing a boundary to neighbouring properties.
The front of the property is partially laid to lawn and also offers a resin driveway which leads to a garage.

Located in the popular town of Tadcaster, this property offers great access to major road networks, access to an array of local amenities including medical centre, restaurants, public houses, shops, supermarket and leisure facilities. It is also in the catchment for the renowned Tadcaster Grammar School.



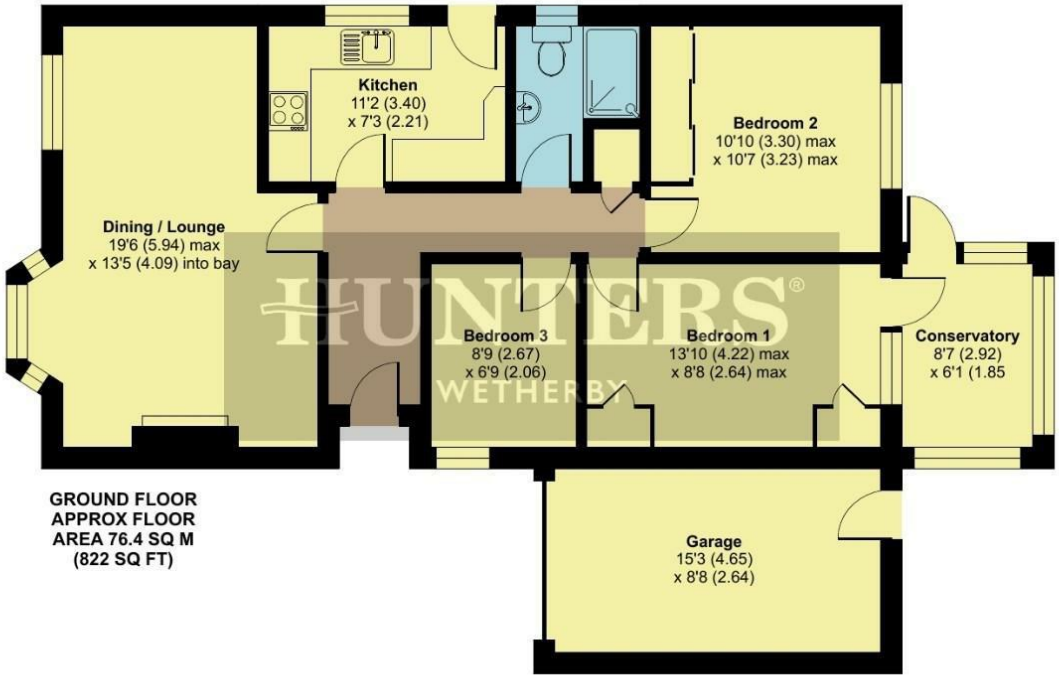






Cedar Drive, Tadcaster, LS24

Approximate Area = 822 sq ft / 76.4 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 954 sq ft / 88.6 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1076017

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

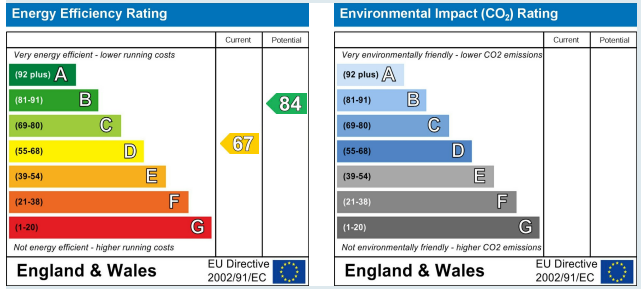
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: D

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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