



Parkland Drive, Tadcaster, LS24 8DW

- TWO BEDROOM SEMI-DETACHED HOUSE
- NO ONWARD CHAIN
- MODERN KITCHEN
- GARAGE
- CHARMING GARDEN
- EPC RATING - B / COUNCIL TAX BAND - C

Asking Price £265,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this lovely two bedroom semi detached house situated within a quiet cul-de-sac in the sought after town of Tadcaster!

On entering the property through the porchway, you are met by a well-proportioned, wood floored lounge and dining area which is bathed with sunlight and warmth making the ideal location for quality family time. The lounge also benefits from built in shelves and cupboards for ample storage. The lounge provides access to the upper floor of the home as well as the kitchen.

Following through the home, you arrive at the modern kitchen which is fitted with a range of contemporary wall and base units, as well as an integral oven, hob, fridge freezer, dishwasher and washing machine. The kitchen leads directly to the sun room. The generously sized sun room is fitted with a tiled floor with electric underfloor heating and is favoured by breath-taking views over the rear garden.

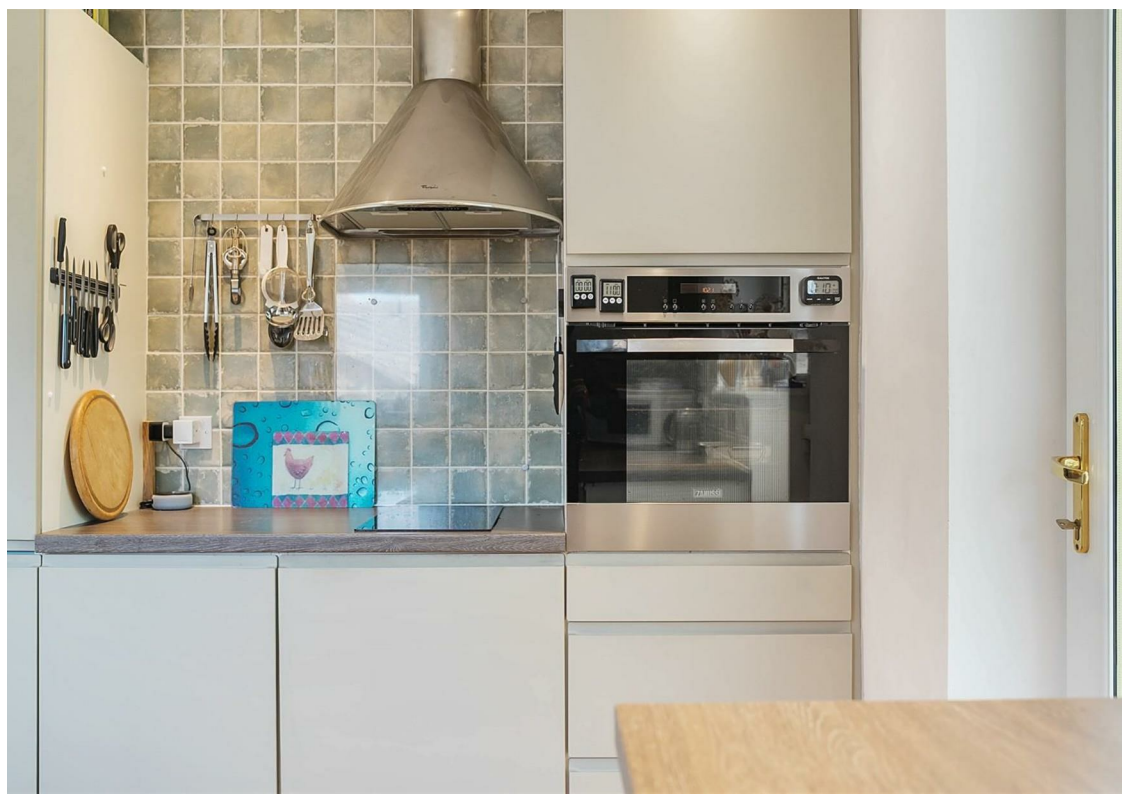
Moving on to the top floor of the property, you first approach the principle bedroom. This room is benefitted by a large window flooding the room with light creating an inspiring, welcoming atmosphere to wake up to. This room is also favoured with fitted wardrobes. The second bedroom is currently being used as a home office and, similarly to the first bedroom, it is also bathed in sunlight.

Adjacent to the principle bedroom, is the charming, fully tiled house bathroom which consists of a low level W/C, hand wash basin and built in bath. Separate to the house bathroom is the fully tiled shower room - with a walk in shower and heated towel rail.

Externally, the rear garden is securely fenced and benefits from both laid to lawn and a paved patio which wraps around the rear and side of the property making it perfect for barbeques under the summer sun. The front of the property comprises of a good-sized front garden and pathway leading to the front door and rear of the property. Additionally, the property benefits from 8 solar panels increasing efficiency and sustainability. This home sits on a generous plot with room for expansion and also benefits from a garage with an electric door and off street parking!

Tadcaster is a market town in North Yorkshire It's known for its breweries and scenic river. Tadcaster has an abundance of walking and cycling routes. Its school catchments, such as Tadcaster Grammar School, extend into surrounding villages including Appleton Roebuck, Copmanthorpe, Bishopthorpe, and Bilbrough. Road access via the A64, and the A1(M) is nearby providing fantastic commuter links to York, Leeds, Harrogate and the North's major motorway networks.





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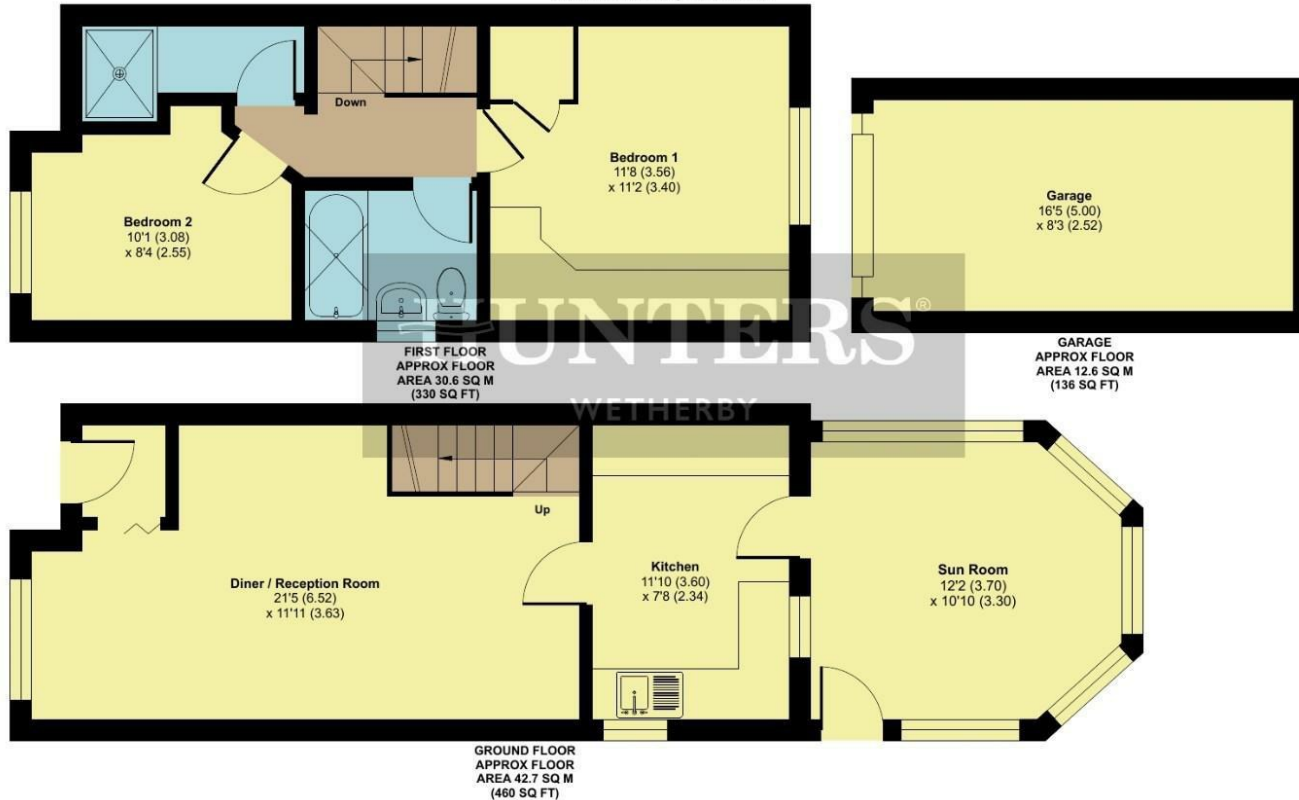


Approximate Area = 790 sq ft / 73.3 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 926 sq ft / 85.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Hunters Property Group. REF: 1330935

Viewings

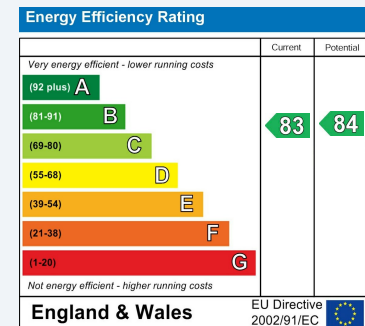
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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