



Westfield Terrace, Tadcaster, LS24 9JL

- THREE BEDROOM MID TERRACE HOUSE
- MODERN KITCHEN AND BATHROOM
- ORIGINAL FEATURES

- BEAUTIFULLY DECORATED THROUGHOUT
- LOW MAINTENANCE GARDEN
- EPC RATING - C / COUNCIL TAX - B

Asking Price £235,000



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

Upon entering the property, the lounge sets the tone for this home. It is an ideal sanctuary for relaxation and family living, benefitting from the log burning stove which sits beneath a wooden mantle; a nice focal point to the room.

Through the lounge is the kitchen/diner, boasting both functionality and style with fitted base units, additional cupboards and an under stairs cupboard all providing great storage opportunities. A sink unit with mixer tap sits adjacent to a window which overlooks the rear garden. Space is available for an under counter fridge and freezer, as well as range style stove. The kitchen features a true gem for period home lovers - an original farmhouse open range fireplace, which is still in use today!



A brilliant addition to the home is the sun room which boasts 'Yorkshire stone' flooring and patio doors which provide access to the rear garden, this is the ideal bright and airy space for relaxation. There is plumbing in this room for a washing machine.

The first floor is home to the spacious master bedroom. A large sash window overlooks the front aspect, allowing natural light to fill the room. This room provides ample space for bedroom furniture.

Completing the first floor, the beautifully decorated house bathroom is comprised of a freestanding roll top bath, shower cubicle, low level wc and sink on a vanity unit. A heated towel rail completes this room.



The second floor consists of two further double bedrooms, both of which benefit from original wooden floorboards and ample room for bedroom furniture.

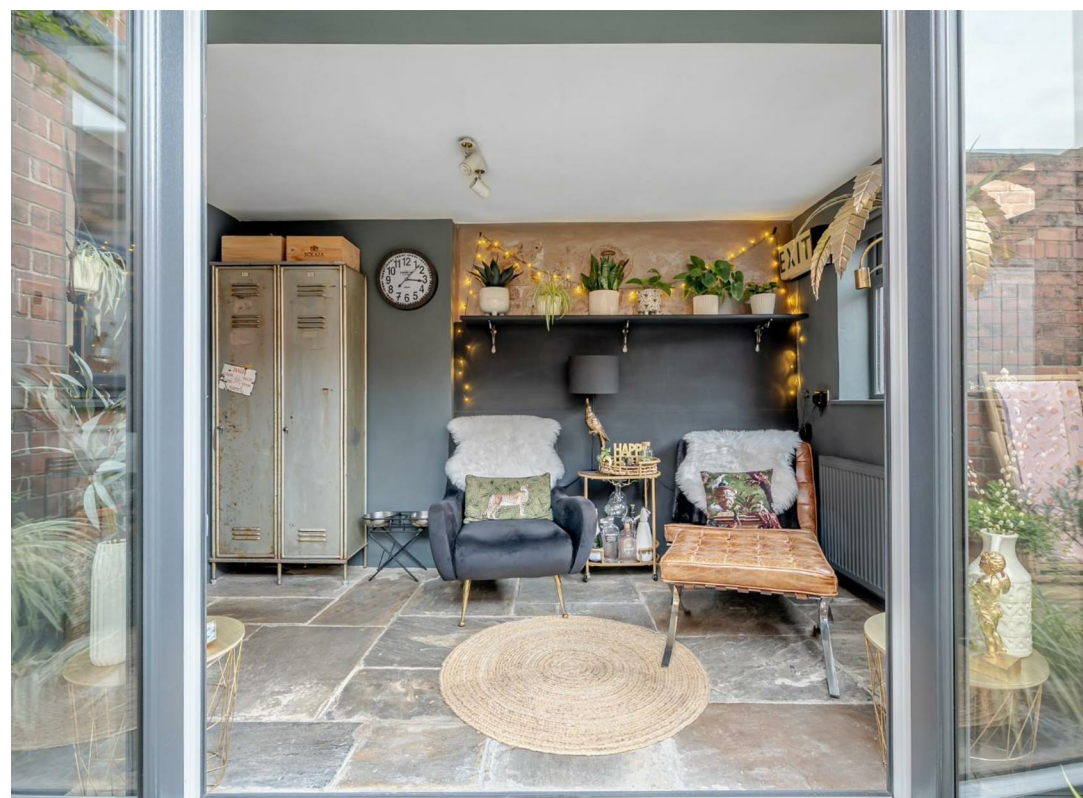
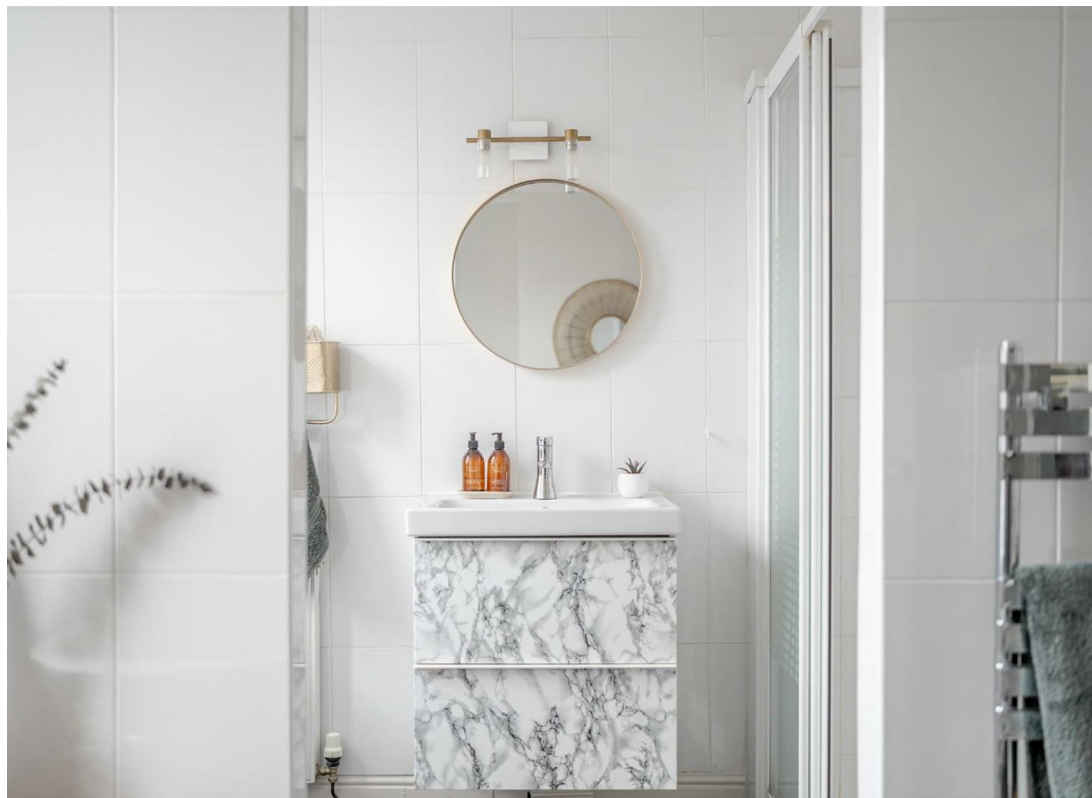
Bedroom two also offers the added convenience of a built in cupboard, and bedroom three is currently used as a dressing room by the current owners but does have the potential to be used as a double bedroom.

To the rear garden offers low maintenance with paved patio, raised brick planters housing a variety of plants and shrubs which bring a welcomed colour contrast to the exterior of the property and wall boundaries. A gate provides access out to the rear.

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.



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Total area: approx. 105.0 sq. metres (1130.0 sq. feet)

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

Viewings

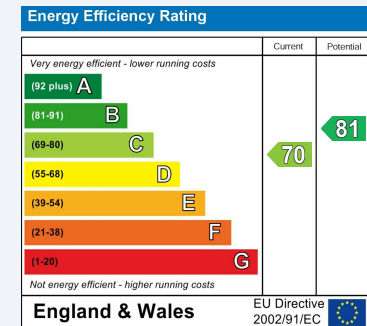
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

