



## Spring Hill, Tadcaster, North Yorkshire, LS24 8AD

- THREE BEDROOM TERRACE HOUSE
- IDEALLY LOCATED IN THE HEART OF TADCASTER
- MODERN KITCHEN
- TASTFULLY DECORATED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- EPC RATING D / COUNCIL TAX BAND B

**Asking Price £220,000**



# Spring Hill, Tadcaster, North Yorkshire, LS24 8AD

## DESCRIPTION

This is a property not to be missed—perfectly suited to first-time buyers and investors alike. Ideally located in the sought-after area of Spring Hill, this charming terraced home offers a wonderful blend of comfort, style, and practicality. Early viewing is highly recommended to fully appreciate the tasteful décor and inviting atmosphere throughout.

Upon entering the property, you are welcomed into a beautifully presented lounge, complete with attractive built-in storage and a striking fireplace with coal effect, gas fire, creating a warm and stylish focal point.

Leading through from the lounge is the dining area, along with a convenient ground floor W/C and a well-appointed kitchen. The kitchen is both stylish and functional, featuring integrated appliances including a four-ring gas hob, oven, washing machine, and fridge/freezer—ideal for modern living.

To the first floor are two generously proportioned bedrooms, both benefiting from built-in storage, offering ample space and practicality.

The second floor completes the home, hosting a well-sized third bedroom and a spacious family bathroom fitted with a four-piece suite comprising a bath, separate shower, wash basin, and W/C.

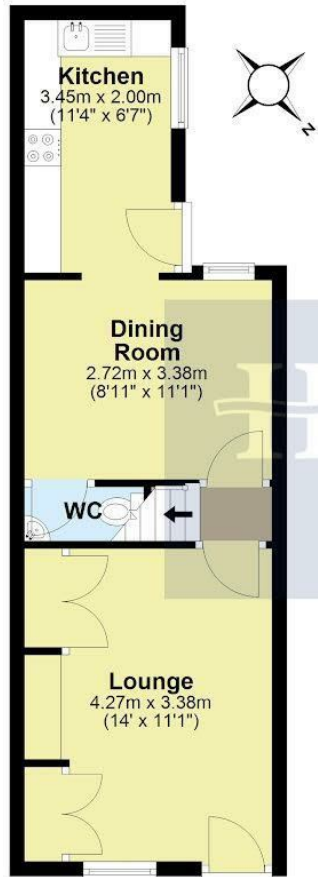
Externally, the property boasts a charming rear courtyard, thoughtfully designed as a peaceful retreat—perfect for relaxing or enjoying a morning coffee.





## Ground Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



## First Floor

Approx. 27.3 sq. metres (293.3 sq. feet)



## Second Floor

Approx. 19.5 sq. metres (210.4 sq. feet)



Total area: approx. 80.7 sq. metres (868.7 sq. feet)

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

### Viewings

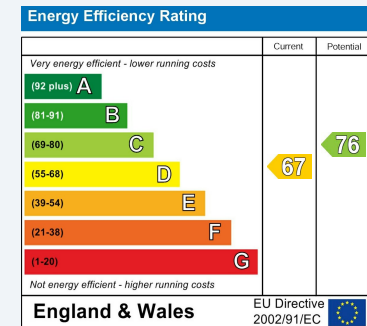
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.