



Westfield Crescent, Tadcaster, North Yorkshire, LS24 9JQ

- THREE BEDROOM MID TERRACE HOUSE
- WELL MAINTAINED
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- COUNCIL TAX BAND B / EPC RATING D

Guide Price £235,000

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HERE TO GET *you* THERE

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DESCRIPTION

Welcome to this charming mid-terrace house located on Westfield Crescent in the delightful town of Tadcaster, North Yorkshire. This property offers a wonderful opportunity for those looking to create a home that reflects their personal style. With three well-proportioned bedrooms, this residence is perfect for families or those seeking extra space.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The downstairs area has been thoughtfully designed to maximise space, allowing for a variety of layout options to suit your needs. The kitchen, adjacent to the reception room, offers a practical area for meal preparation and family gatherings.

The property features three good sized bedrooms, two of which are doubles, that are functional and ready for your personal touch. With the potential to enhance and modernise, you can truly make this space your own.

Outside, there is parking available for two cars, adding convenience to your daily routine. The location in Tadcaster is particularly appealing, as it boasts a rich history and a strong sense of community. You will find local amenities, schools, and beautiful countryside nearby, making it an ideal place to settle down.

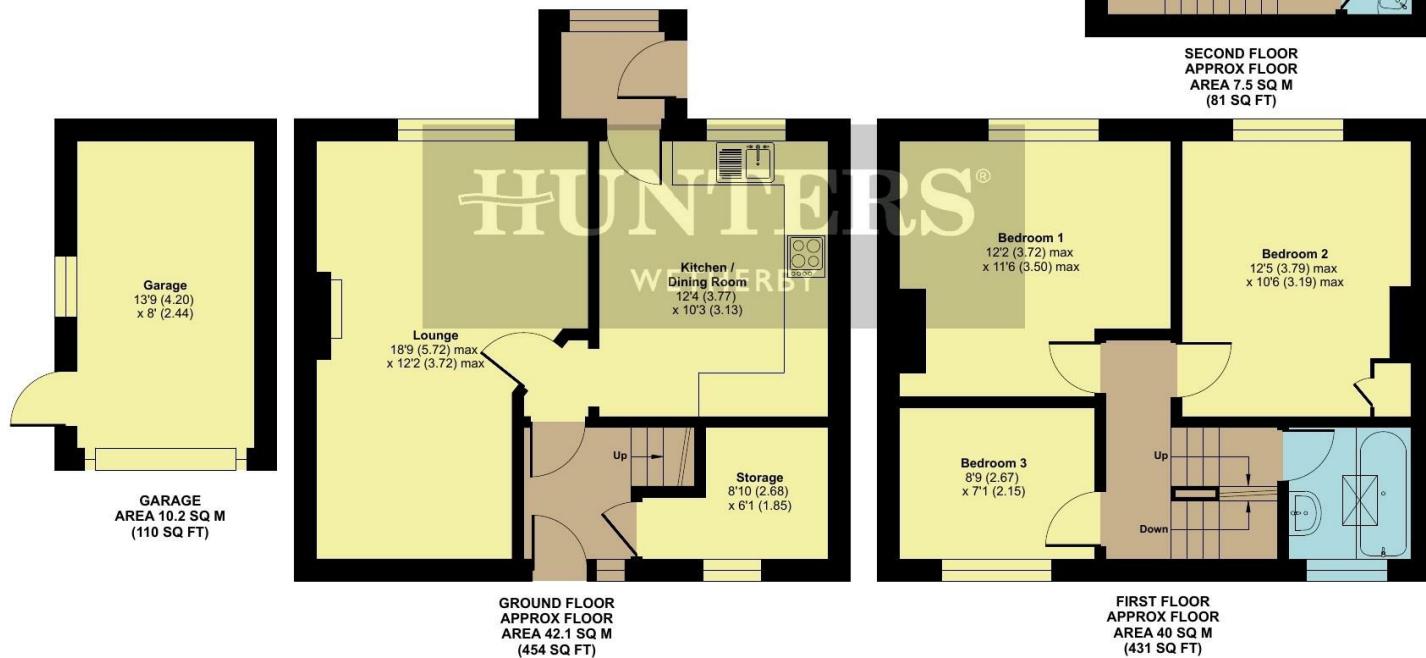
This property presents a fantastic opportunity to invest in a home that you can personalise to your taste. With its prime location and ample space, it is not to be missed. We invite you to explore the photos and floorplan to fully appreciate the potential this home has to offer.





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Approximate Area = 966 sq ft / 89.7 sq m
Garage = 110 sq ft / 10.2 sq m
Total = 1076 sq ft / 99.9 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). © nitchecom 2026. Produced for Hunters Property Group, RFF: 1403912

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.

Energy Efficiency Rating

Rating	Score Range	Color	Current	Potential
A	(92 plus)	Dark Green		
B	(81-91)	Medium Green		
C	(69-80)	Light Green		
D	(55-68)	Yellow		
E	(39-54)	Orange		
F	(21-38)	Red		
G	(1-20)	Dark Red		

Not energy efficient - higher running costs

78

61

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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