



Calcaria Crescent, Tadcaster

- THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- CLOSE TO LOCAL AMENITIES
- SCOPE FOR MODERNISATION

- SOUGHT AFTER LOCATION
- DRIVEWAY
- EPC RATING - C / COUNCIL TAX - C

Offers Over £275,000

Tenure: Freehold

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Calcaria Crescent, Tadcaster

DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom semi detached dormer bungalow, in the popular town of Tadcaster.

Upon entering the property, you are welcomed into the spacious kitchen which is fitted with a range of wall and base units. The kitchen benefits from integrated appliances such as the gas oven and grill and four ring gas hob, with space available for a washing machine, under counter fridge freezer and dishwasher.

An inner hallway from the kitchen provides access to the living room, bathroom, office, snug, conservatory and a downstairs bedroom.

The stone fireplace in the living room provides the perfect environment for relaxation and the large window, which looks out onto the front of the property, provides great natural light.

The downstairs of the property also boasts a snug which leads into the bright conservatory and overlooks the rear garden; a fitted office space is also available on the ground floor.

There is also the potential for a downstairs bedroom, which is currently being used as a dining room.

The house shower room is comprised of a low level wc, hand wash basin and shower cubicle.

On the first floor, there are two further bedrooms, one of which benefitting from fitted wardrobes while the other is well sized to allow ample space for bedroom furniture.

The rear of the property is mainly laid to lawn with a concrete path to the side. Mature shrubs and bushes also populate the rear garden. A side gate provides access to the front of the property, which is pebbled and includes a mixture of bushes. The tarmac driveway leads to the garage and allows for ample off street parking.



Council Tax: C

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	Environmental Impact (CO ₂) Rating		
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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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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.

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