



Grange Avenue, Tadcaster, LS24 8AN

- THREE BEDROOM END OF TERRACE HOUSE
- SOUGHT AFTER LOCATION
- LOG BURNER
- BRAND NEW BOILER WITH 5 YEAR WARRANTY
- CLOSE TO AMENITIES
- EPC - TBC / COUNCIL TAX BAND - B

Offers Over £275,000



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DESCRIPTION

Nestled in the desirable area of Tadcaster, Grange Avenue presents a charming end terrace house that is perfect for families and first-time buyers alike.

Upon entering, you are welcomed by a light, open hallway that sets the tone for the rest of the home and leads to the ground floor accommodation.

The lounge is enhanced by a lovely bay window that invites an abundance of natural light to fill the room. This inviting space is ideal for unwinding after a long day. The focal point to this room is the lovely gas stove fire with realistic wood effect logs.

The spacious dining kitchen features a lovely wood-burning fire, creating a cosy setting ideal for enjoying meals with family and friends. The kitchen is well-equipped, fitted with a range of solid wood wall and base units, complemented by an integral oven and hob, making it a pleasure to cook and entertain.

The outbuilding presents a unique opportunity. Currently a back hallway and utility room, this space has the potential to be renovated to extend the kitchen / living space. Planning permission has previously been consented for a double-storey extension but has now expired.

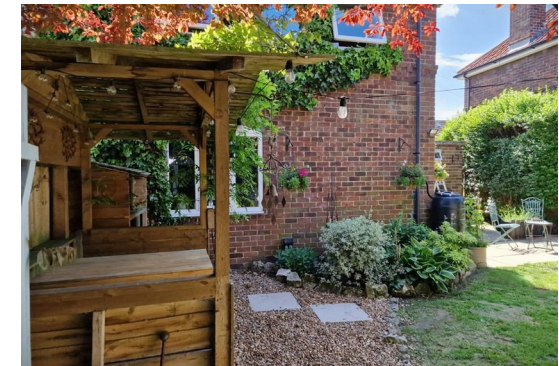
The first floor boasts three well-proportioned bedrooms and house bathroom.

The master bedroom features fitted wardrobes and vanity unit with soft-closing drawers, ensuring both functionality and elegance. The second bedroom, located at the front of the property, also benefits from fitted wardrobes, making it a practical choice for storage.

The house bathroom features modern wood tiled floors, adding a touch of warmth. The bathroom consists of shower over bath, a low-level W/C, and a wash hand basin.

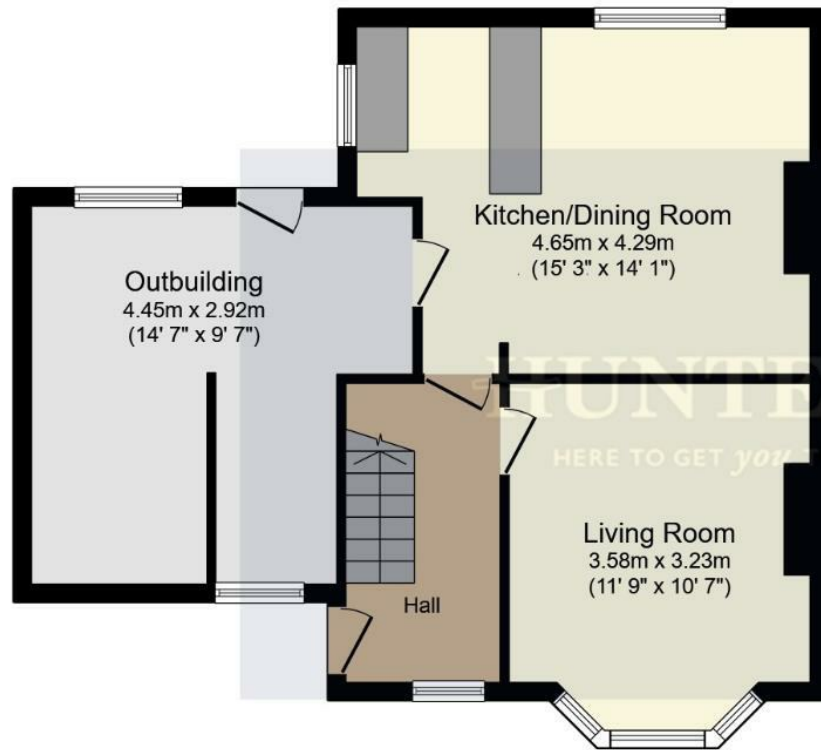
Externally, to the front of the property is a driveway providing off street parking. To the rear, for those who enjoy summer barbeques, the bespoke built seating area is an ideal spot for relaxation or entertaining friends and family. Additionally, a well-placed shed offers practical storage for garden equipment, ensuring that your outdoor space remains tidy and organised. This lovely outdoor space boasts vibrant flower beds that add a splash of colour throughout the seasons.

Tadcaster itself is a picturesque market town, known for its rich history and community spirit. Residents enjoy a range of local amenities, including shops and schools, all within easy reach. The town is well-connected, making it convenient for commuting to nearby cities.



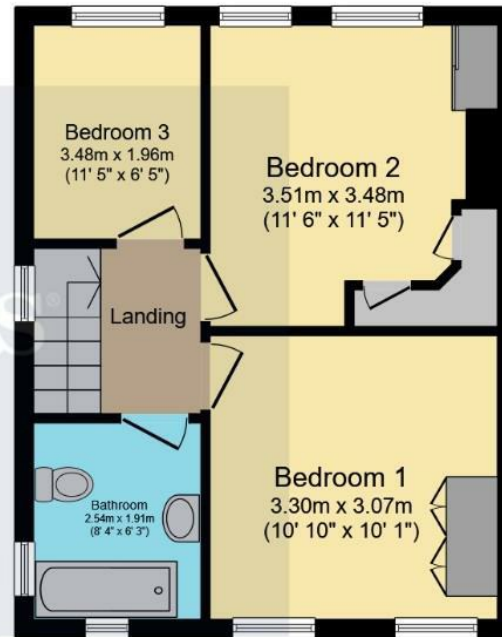


35 Grange Avenue, Tadcaster, LS24 8AN



Ground Floor

Floor area 58.0 sq.m. (624 sq.ft.)



First Floor

Floor area 37.3 sq.m. (402 sq.ft.)

TOTAL: 95.3 sq.m. (1,026 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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.

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