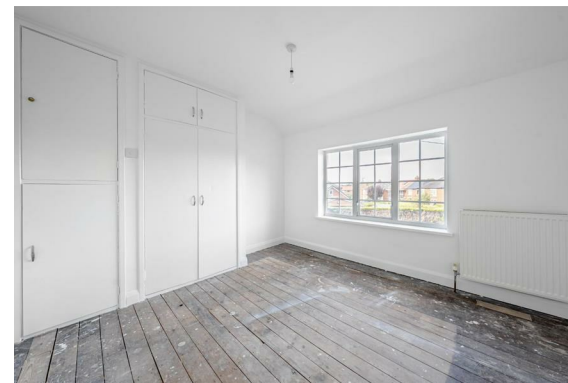




Auster Bank Crescent, Tadcaster, LS24 8AY

- THREE BEDROOM SEMI-DETACHED PROPERTY
- MODERN, SPACIOUS KITCHEN WITH EXCELLENT STORAGE
- CONVENIENT LOCATION IN THE HEART OF TADCASTER
- WELL-PROPORTIONED BEDROOMS
- FANTASTIC POTENTIAL THROUGHOUT
- EPC - D / COUNCIL TAX - B

Offers Over £240,000



Auster Bank Crescent, Tadcaster, LS24 8AY

DESCRIPTION

A spacious three-bedroom home with excellent potential in the heart of Tadcaster.

This spacious three-bedroom home offers generous living accommodation, excellent outdoor space and plenty of potential, making it an ideal opportunity for families, first-time buyers and those looking to make a property their own.

The property is approached via a large stone driveway, providing ample off-road parking for multiple vehicles. Upon entering, a spacious entrance hallway creates a bright and welcoming first impression, with plenty of room for coats, shoes and additional storage.

The large living room is a particularly attractive space, filled with natural light and featuring a beautiful fireplace as its focal point. A bay window further enhances the room, creating a bright and inviting environment with plenty of space for both relaxing and entertaining.

To the rear of the property is a modern, light and spacious kitchen, offering a good range of storage and generous workspace, making it both practical and stylish for everyday family life. Located directly alongside the kitchen is a large utility room, providing an excellent additional space for storage and helping to keep the main kitchen area clutter-free.

The property benefits from three well-proportioned bedrooms, with the principal bedroom featuring integrated wardrobes for useful built-in storage.

The modern family bathroom comprises a bath with overhead shower, wash hand basin and WC, providing a practical and contemporary suite.

Externally, the property boasts a large garden and patio area, offering plenty of space for outdoor dining, entertaining and relaxing during the warmer months. A garden shed provides additional useful storage.

Tadcaster is ideally situated within the Lower Wharfe Valley, offering excellent commuter links via the A64, A1(M), M1 and the wider motorway network. The historic city of York is approximately nine miles away, with Leeds around fourteen miles. The town itself boasts a wide range of local amenities, including excellent primary and secondary schools, a variety of shops, a medical centre, swimming

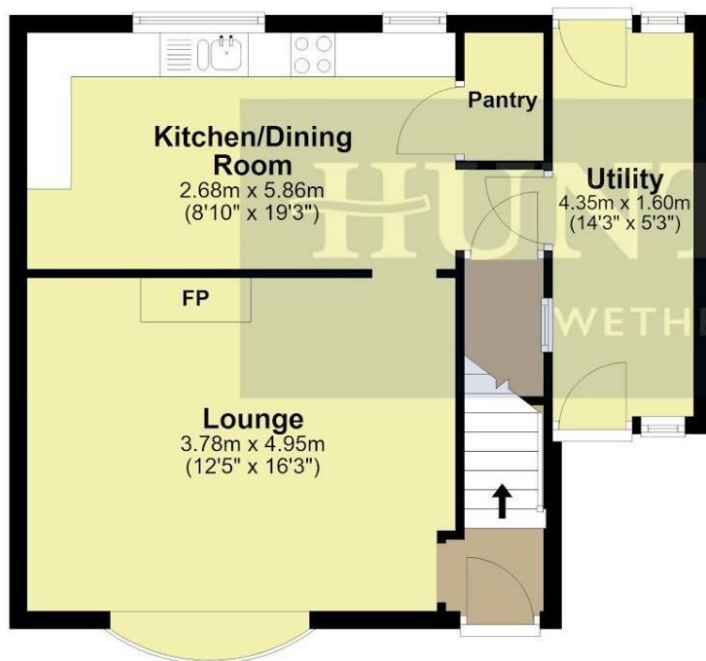






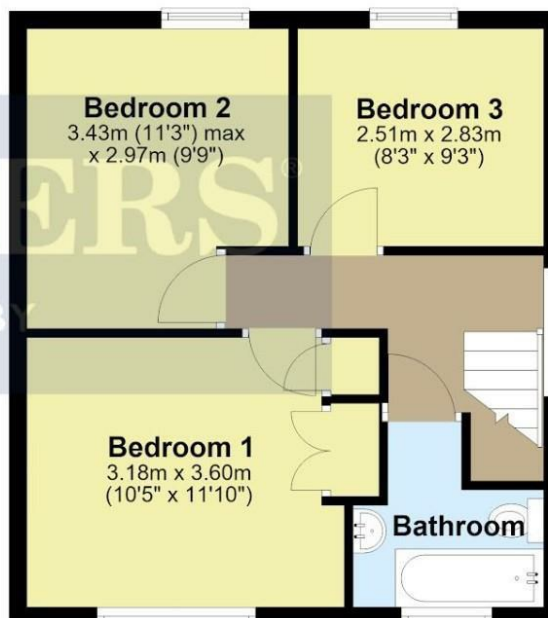
Ground Floor

Approx. 46.4 sq. metres (499.8 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 85.3 sq. metres (918.4 sq. feet)

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

Viewings

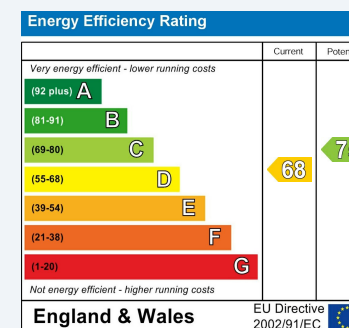
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.