



York Road, Tadcaster

- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE
- IN NEED OF COSMETIC UPDATING

- TWO RECEPTION ROOMS
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING D / COUNCIL TAX BAND C

Tenure: Freehold

Offers Over £210,000

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York Road, Tadcaster

DESCRIPTION

**** Offered with No onward chain****

Hunters Wetherby are pleased to be on the market this three bedroom semi detached house which is situated on the popular street of York Road in Tadcaster and has been a much loved family home that has been in the family since the late 1970's.

This fantastic home would benefit from some cosmetic updating but could very easily make a wonderful family home and offers good sized rooms with versatile living.

On entry into the spacious hallway the large open plan lounge/diner is the perfect space for dining or relaxing. There is an abundance of natural light that floods through the space with a large window to the front and patio doors to the rear. A fireplace provides a focal point to the room. The second reception room could easily be made into a play room/ snug/office or bedroom.

The kitchen has a range of wall and base units making it both practical and functional. There is plumbing for a washing machine, integrated gas hob and electric oven and space for a fridge freezer.

To the first floor are three bedrooms two of which are doubles and both benefit from built in wardrobes. The house bathroom completes the accommodation and comprises of a shower cubicle, low level W/C , wash basin and towel rail.

The outside of the property has been well looked after and is low maintenance to the front with a pathway that leads to the front door and a pebbled space. To the rear is a grassed area and access to the garage block.

York Road is located in the market town of Tadcaster and offers great access to Leeds and York, restaurants, public houses, shops, supermarkets and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York road, with York city centre approximately 10 miles away and Leeds city centre within 15 miles.



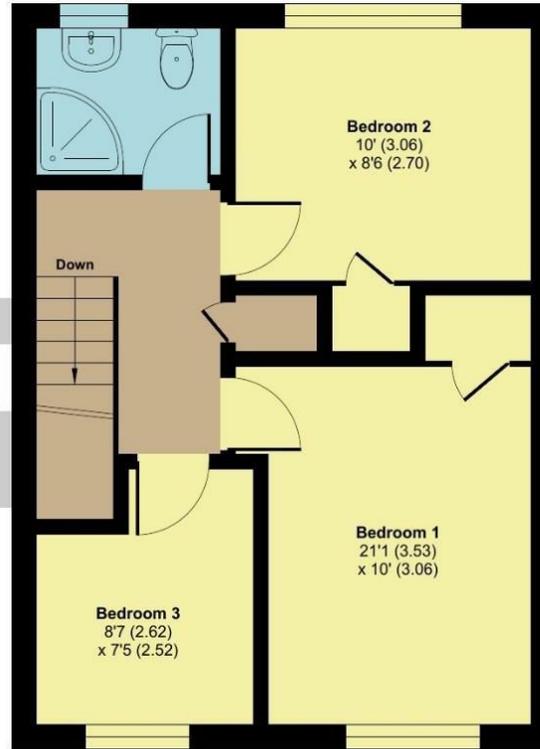
York Road, Tadcaster, LS24

Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 45.8 SQ M
(494 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 36.6 SQ M
(394 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters Property Group. REF: 1285140

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.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
		83			
		65			
England & Wales		EU Directive 2002/91/EC	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.

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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