



## Woodlands Avenue, Tadcaster, LS24 9HP

- THREE BEDROOM MID TERRACE HOUSE
- SCOPE FOR PERSONALISATION
- LOW MAINTENANCE GARDEN
- SOUGHT AFTER LOCATION OF TADCASTER
- CLOSE TO LOCAL AMENITIES
- EPC RATING - C / COUNCIL TAX - B

**Asking Price £215,000**



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## DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom mid-terrace house in the sought after location of Tadcaster.

Upon entering the property, an entranceway leads to the kitchen which features a range of wall and base units, while also benefitting from integrated appliances such as an oven and four ring gas hob. This room boasts plenty of work surface space, a great addition which provides functionality for meal preparation. A door provides access to the rear garden.

Adjacent to the kitchen is the spacious lounge and dining room, this room is ideal for relaxation with great natural light flooding the space from large windows to the front and rear aspect. The focal point of this room is the fireplace, which brings character and potential for additional decor.

The first floor is home to three bedrooms and a house bathroom.

Bedroom one and two are both spacious doubles, with ample room for bedroom furniture and also benefit from built in cupboards. Bedroom three has the opportunity to be used as a single bedroom. Each bedroom boasts a large window, providing great natural light into the room and allowing for bright and airy living.

The house bathroom is comprised of a low level wc, hand wash basin and bath with shower over.

To the rear, the garden boasts a low maintenance patio area, with mature bushes providing a boundary to neighbouring properties. Two sheds can be accessed from the garden and sit next to a gate which provides street access as well as on-street parking.

The front of the property is mainly laid to lawn with some shrubs populating a small area and a path leads you to the front door.

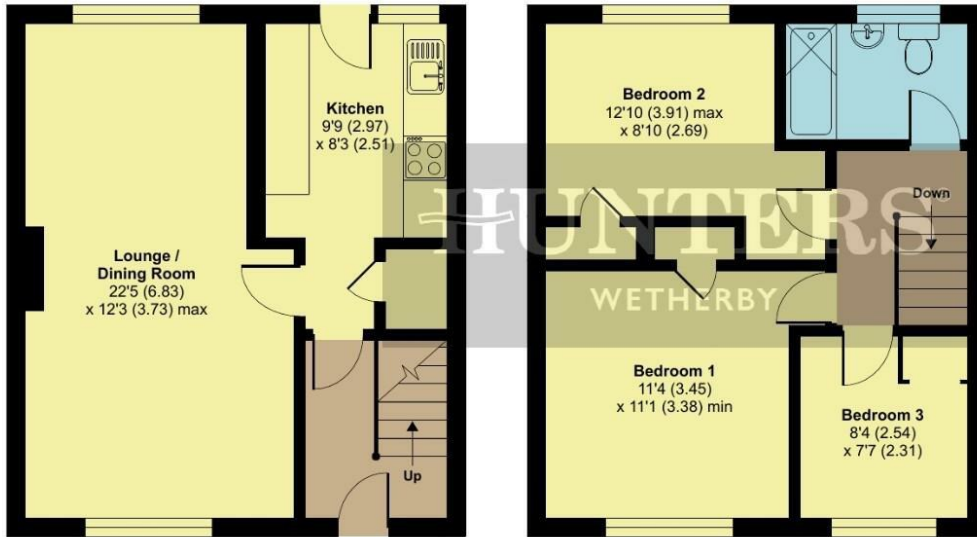
Located in the popular town of Tadcaster, this property offers great access to major road networks, access to an array of local amenities including medical centre, restaurants, public houses, shops, supermarket and leisure facilities. It is also in the catchment for the renowned Tadcaster Grammar School.





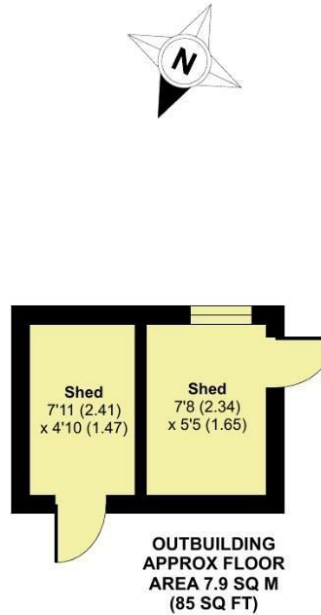
# Woodlands Avenue, Tadcaster, LS24

Approximate Area = 876 sq ft / 81.4 sq m  
 Outbuilding = 85 sq ft / 7.9 sq m  
 Total = 961 sq ft / 89.3 sq m  
 For identification only - Not to scale



**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 40.7 SQ M  
 (438 SQ FT)

**FIRST FLOOR**  
 APPROX FLOOR  
 AREA 40.7 SQ M  
 (438 SQ FT)



**OUTBUILDING**  
 APPROX FLOOR  
 AREA 7.9 SQ M  
 (85 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hunters Property Group. REF: 1439108

## Viewings

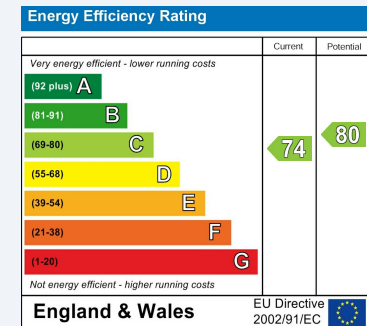
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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