



Spring Hill, Tadcaster, North Yorkshire, LS24 8AD

- TWO BEDROOM MID TERRACED HOUSE
- TADCASTER GRAMMAR SCHOOL CATCHMENT
- CLOSE PROXIMITY TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- LOG BURNING STOVE
- EPC RATING- C / COUNCIL TAX - B

Asking Price £185,000



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DESCRIPTION

Hunters Wetherby are proud to present to market this spacious two bedroom mid-terrace house which is set over three floors and is ideally located within easy reach of Tadcaster town centre and is sure to appeal to either first time buyers or investors alike.

On initial entrance of the property, you are met by the spacious lounge which is the perfect place to relax and spend time with family. This room has plenty space for recreational furniture and also benefits from a log burning stove and stone hearth which creates an eye catching focal point for the room.

Graduating through into the kitchen dining area, you are met with a range of sleek wall and base units which provide ample storage space along side a stainless steel sink unit, useful pantry area and space for washing machine. The kitchen features integral appliances such as an electric hob and electric oven.

The rear of the property provides access to a patio area with wall boundaries.

Leading up from the kitchen, you are welcomed to the first floor which comprises of the principle bedroom and house bathroom.

The principle bedroom is a good sized double room which is enhanced by a large window which floods the room with natural light.

The house bathroom is comprised of a built in bath with shower attachment, vanity unit, low level W/C and storage cupboards.

Moving up to the second floor of the property, you are met with the second bedroom. Again, this is a good sized double room with a lot of light flowing through.

Externally, the property features from another patio area which is the perfect, low maintenance, outdoor space to indulge in your morning coffee.

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.





Denotes restricted head height

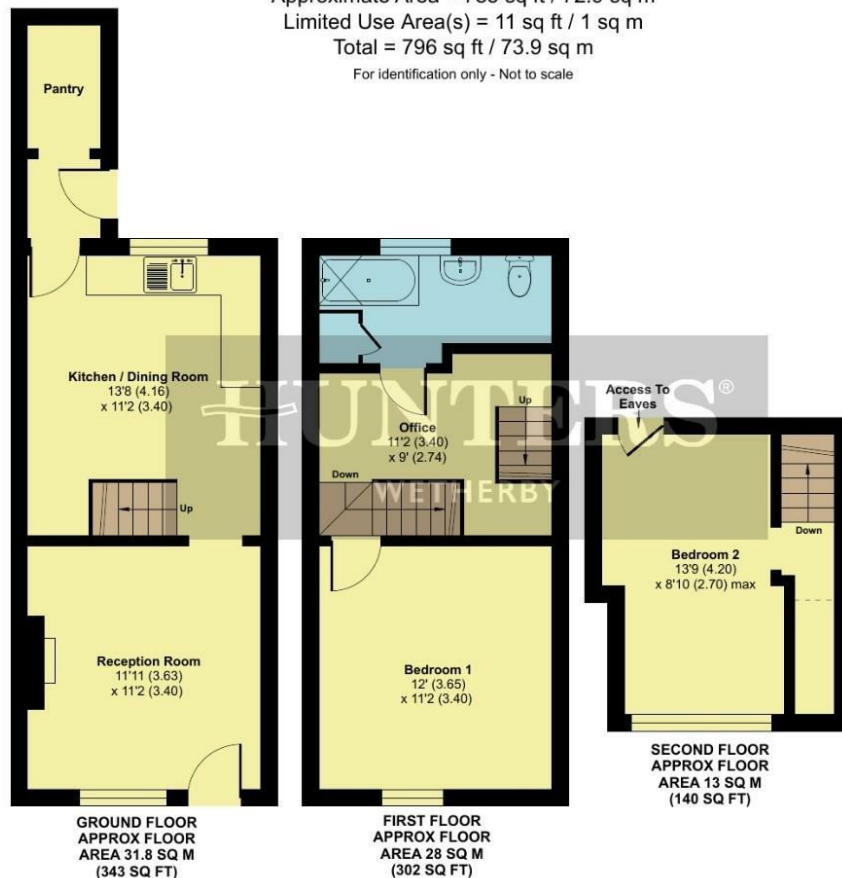
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Approximate Area = 785 sq ft / 72.9 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 796 sq ft / 73.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Hunters Property Group. REF: 1363941

Viewings

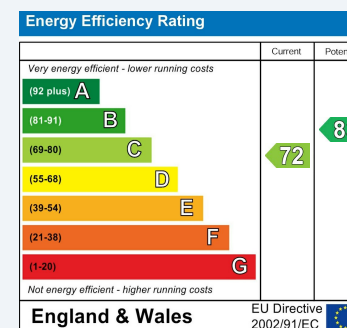
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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HERE TO GET *you* THERE