



Main Street
Colton, Tadcaster
LS24 8EP

£335,000



Located within this popular village setting, less than eight miles from York city centre and nestled between the villages of Copmanthorpe and Colton, is this extended three bedroom semi detached home. Enjoying beautiful open countryside views to both the front and rear, and offering easy access to the A64, this property presents a wonderful opportunity for family living with a range of local amenities close by.

Internally, the home opens into a wide entrance hall which leads to a generous reception room at the front of the property. To the rear, the house has been extended to create a spacious open plan kitchen living diner. Fitted with a range of shaker style wall and base units, complemented by stylish worktops and a selection of integrated appliances, the room also offers ample space for a freestanding dining table and soft seating area. Beyond lies a useful utility room providing further storage, along with a convenient ground floor WC.

Upstairs, the property offers three well proportioned bedrooms, with the two largest enjoying far reaching countryside views. A spacious landing and a modern three piece bathroom complete the first floor.

Set on a fantastic plot, the property features a south facing front garden, a generous driveway leading to a detached single garage, and a beautifully maintained and enclosed rear garden offering privacy and space for outdoor enjoyment.

Expected to be popular on the open market, early viewing is highly recommended.

Council Tax Band - A



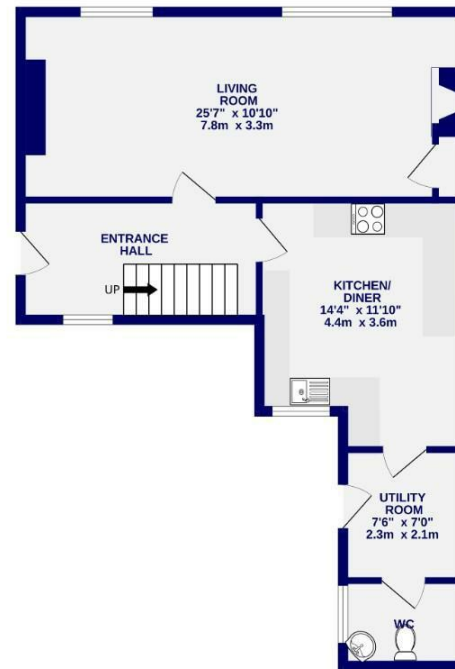


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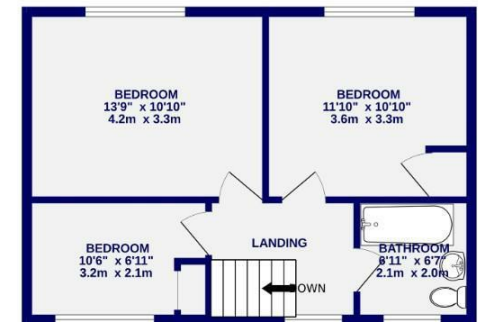
Freehold
Council Tax Band - A

- Semi Detached Home
- Three Bedrooms
- First Floor Bathroom & W.C
- Extended To Rear
- Driveway & Garage
- Stunning Countryside Views
- Ideal Family Home
- EPC TBC

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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