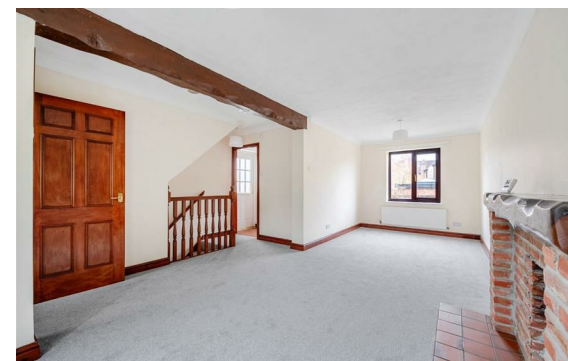




Main Street, Towton, Tadcaster, LS24 9PB

- THREE BEDROOM END-TERRACE COTTAGE
- WELL PRESENTED THROUGHOUT
- OFF STREET PARKING
- THREE STOREY PROPERTY
- SOUGHT AFTER VILLAGE LOCATION
- EPC RATING - C / COUNCIL TAX - D

Offers Over £260,000



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DESCRIPTION

Hunters Wetherby are proud to present to market this picturesque three bedroom cottage nestled in the peaceful and sought-after village of Towton. This property is a rare and delightful find with wealth of character features, including beautiful exposed beams throughout, combined with modernisation from the current vendor. The boiler and consumer unit have been replaced approximately eighteen months ago alongside the carpets. The property is well-maintained and offers the perfect canvas for a very small amount of bespoke modernisation to create your dream home. This property is suitable for a range of buyers from first time buyers to downsizers.

Upon entering, you are met with a small vestibule which further opens out into a generously sized lounge/dining room. This bright and inviting space is flooded with natural light from dual-aspect windows, offering endearing views to both the front and rear. A striking feature fireplace, with a rustic brick insert surround, wood mantel and connection for a gas fire, creates a beautiful focal point, while the ample space provides a perfect setting for both relaxing and entertaining. It's an ideal room for hosting family and friends.

Adjacent to the lounge is the kitchen, this space is equipped with a range of fitted wall and base units, sink unit, and integrated fridge freezer. While perfectly liveable and functional, this area presents an ideal opportunity for modernisation to perfectly tailor the kitchen to your taste and lifestyle.

Upstairs, you'll find two good-sized bedrooms. The principle bedroom features a useful row of built-in wardrobes, providing ample storage.

Stepping into the house bathroom, prepare to be impressed as it's simply stunning. Fully tiled from top to bottom, this elegant three-piece suite features a panelled bath with a shower attachment, wash hand basin, and low-level W/C.

A fantastic additional feature of this home is the lower level, which comprises a spacious family room/bedroom. This area offers great potential, whether you envision it as a home gym, a dedicated study, or an additional bedroom. The lower ground floor also benefits from a utility room with space and plumbing for a washing machine, dryer and fridge freezer. Adjacent to the utility is a W/C which features a low level W/C and wash hand basin.

Externally, to the rear is a well designed, low-maintenance garden, perfect for enjoying your morning coffees in the summer months. The outdoor space is predominantly brick and paved across multiple levels, featuring attractive fencing for security and ample space for outdoor furniture. The property is completed by a convenient driveway which can accommodate multiple vehicles. The front of the property benefits from mature shrubs and bushes adding a flourish of colour to the front of the property. The community allotment is a lovely enhancement to this property - providing a nice social and sustainable area.

Towton is a historic and peaceful North Yorkshire village which offers scenic rural living and excellent transport links. It is located close to the A1(M) and A64, allowing for easy access to nearby towns like Tadcaster and Wetherby, and cities including Leeds and York. The main bus route serving Towton is the 492, which runs between Wetherby and Sherburn in Elmet, with a stop in Tadcaster. There is also a T2 service connecting Ulleskelf to Tadcaster Grammar School. The Rockingham Arms is a very popular Public house in Towton. Towton is an idyllic setting for those seeking a tranquil, picturesque home with convenient road connections.

**** AGENTS NOTE - WE HAVE BEEN INFORMED BY THE CURRENT OWNER THAT A NEW BOILER AND CONSUMER UNIT WERE INTALLED 18 MONTHS AGO - SUBJECT TO WRITTEN DOCUMENTS*****

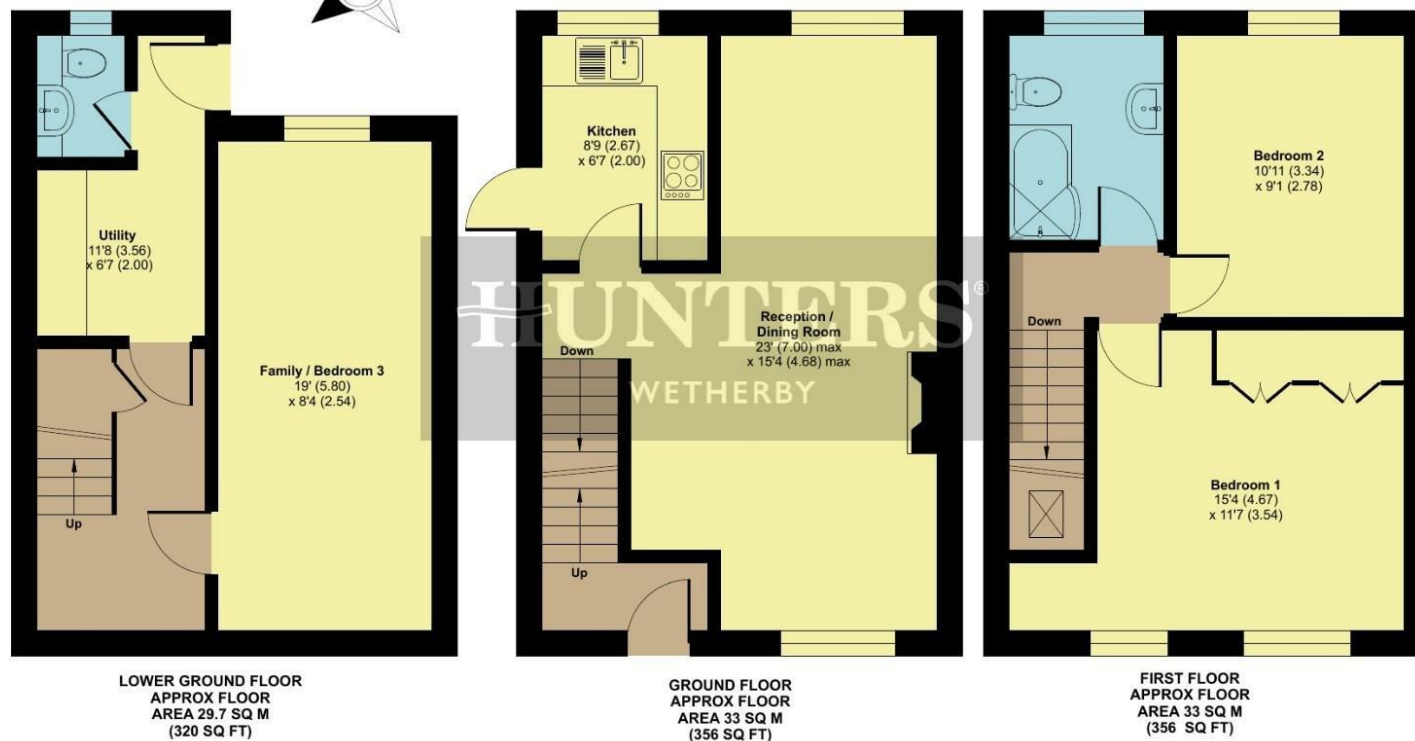




Main Street, Towton, Tadcaster, LS24

Approximate Area = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1375493

Viewings

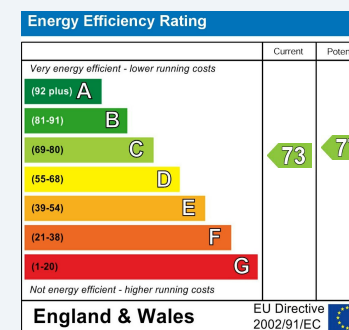
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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