



## Garnett Terrace, Tadcaster, North Yorkshire, LS24 9BB

- THREE BEDROOM TERRACE HOME
- STUNNING COUNTRYSIDE VIEWS
- TADCASTER GRAMMAR SCHOOL CATCHMENT
- BEAUTIFUL PERIOD PROPERTY
- SOUGHT AFTER LOCATION
- EPC RATING- D / COUNCIL TAX- C

**Asking Price £345,000**





# Garnett Terrace, Tadcaster, North Yorkshire, LS24 9BB

## DESCRIPTION

Hunters Wetherby are proud to present to market this three bedroom quaint and characterful end terrace home, with stunning countryside views, in the sought after village of Tadcaster.

Upon entrance of this property you are met by the welcoming entrance hall that guides you to the ground floor which comprises of the lounge and the kitchen diner.

The period-style kitchen diner features a range of wooden wall and base units, offering plenty of storage. The tile effect floor, granite worktops and black tiled splashback add to the cosy, homely feel of the room, while two large windows flood the space with natural light. There is ample room for a dining table, and the kitchen is fitted with a stainless steel sink, Bosch electric oven, and induction hob. A charming brick wine rack completes the space.

The lounge is a generous, inviting space which is perfect for relaxing and entertaining. The striking Adams style, gas living flame, feature fireplace creates a lovely focal point and adds to the sense of warmth and character. This well proportioned lounge offers the perfect amount of comfort making it a wonderful spot to unwind.

The lounge opens out to the rear courtyard which is pebbled and paved complete with double gates and decking. This charming outdoor space is low-maintenance and provides the perfect spot to enjoy a morning coffee or to simply unwind in peace and privacy.

Ascending up the stairs, you reach the landing which features rustic, solid oak doors to each room.

Firstly, you are met by the principle bedroom. This room is a generous size offering plenty of space for a double bed and additional furniture. A large window fills the room with natural light creating a bright and airy feel.

The remaining two bedrooms are of smaller proportions, with the second benefiting from built-in wardrobes that provide convenient storage and help maximise the space.

The house bathroom is fitted with Italian marble wall tiles and is brimming with character, creating a space which is both practical and inviting. It features a built in panelled bath as well as a walk in shower for convenience. A low level W/C and wash hand basin complete the layout, offering everything needed for daily use.

Externally, The property features an attractive pebble border, complemented by neatly manicured shrubs that add colour and charm to the exterior as well as this the gravel driveway provides private off road parking.

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.





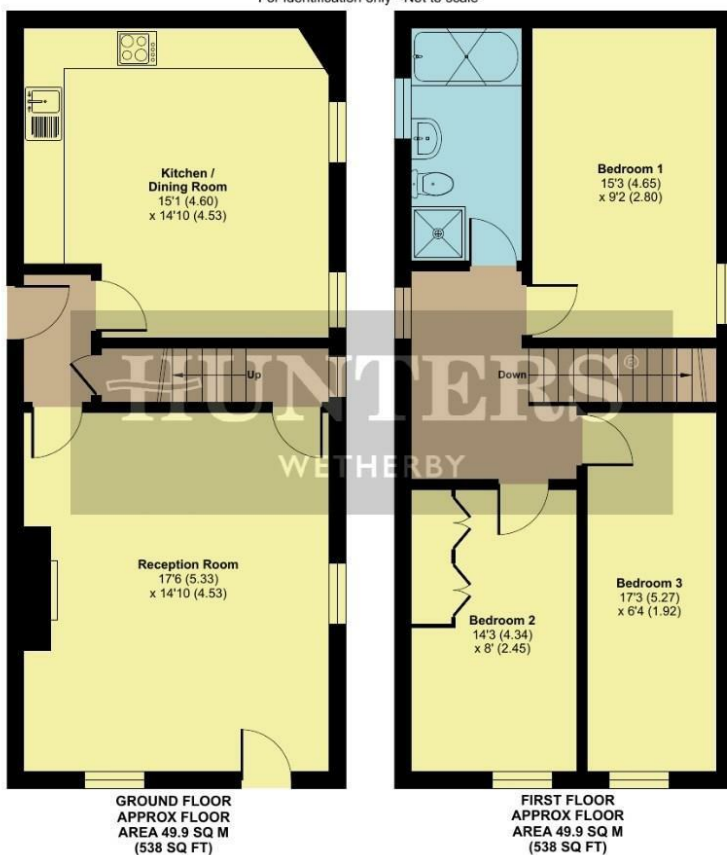




## Garnett Terrace, Tadcaster, LS24

Approximate Area = 1076 sq ft / 99.9 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). © nchecon 2023. Produced for Hunters Property Group. REF: 1349249

### 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

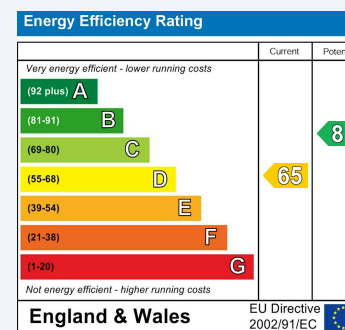
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

