



Wetherby Road, , Tadcaster, LS24 9JN

- THREE BEDROOM VICTORIAN MID TERRACE HOUSE
- EXTENDED TO THE REAR
- GARAGE
- TWO LARGE RECEPTION ROOMS
- FRONT GARDEN AND REAR COURTYARD
- EPC RATING D / COUNCIL TAX BAND C

Asking Price £250,000



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DESCRIPTION

Hunters Wetherby are extremely proud to market this fine example of a three bedroom Victorian terrace in the heart of Tadcaster which oozes character and charm.

On entering through the boot room store porch which is ideal for coats and shoes you enter into the traditional hallway which has the benefit and luxury of the original floor tiles which were unearthed and restored by the current owners.

The front reception room is a large space with a bay window and stone fireplace with electric fire that provides a focal point to the room. A traditional ceiling rose and coving add to the character of the room along with high ceilings that emphasize the space.

The dining room which sits perfectly off the kitchen area has been extended with a lantern roof to create a welcoming space which is perfect for entertaining or relaxing and with the added benefit of a side entrance and French doors leading to the garden it really is the hub of the home.

The modern high gloss cream kitchen is a seamless mix of wall and base units with integrated appliances which include a gas hob, electric oven, microwave that can be also used as an oven and dishwasher. There is space for a fridge freezer and also plumbing for the washing machine.

Stairs to a cellar and store room conclude the downstairs accommodation.

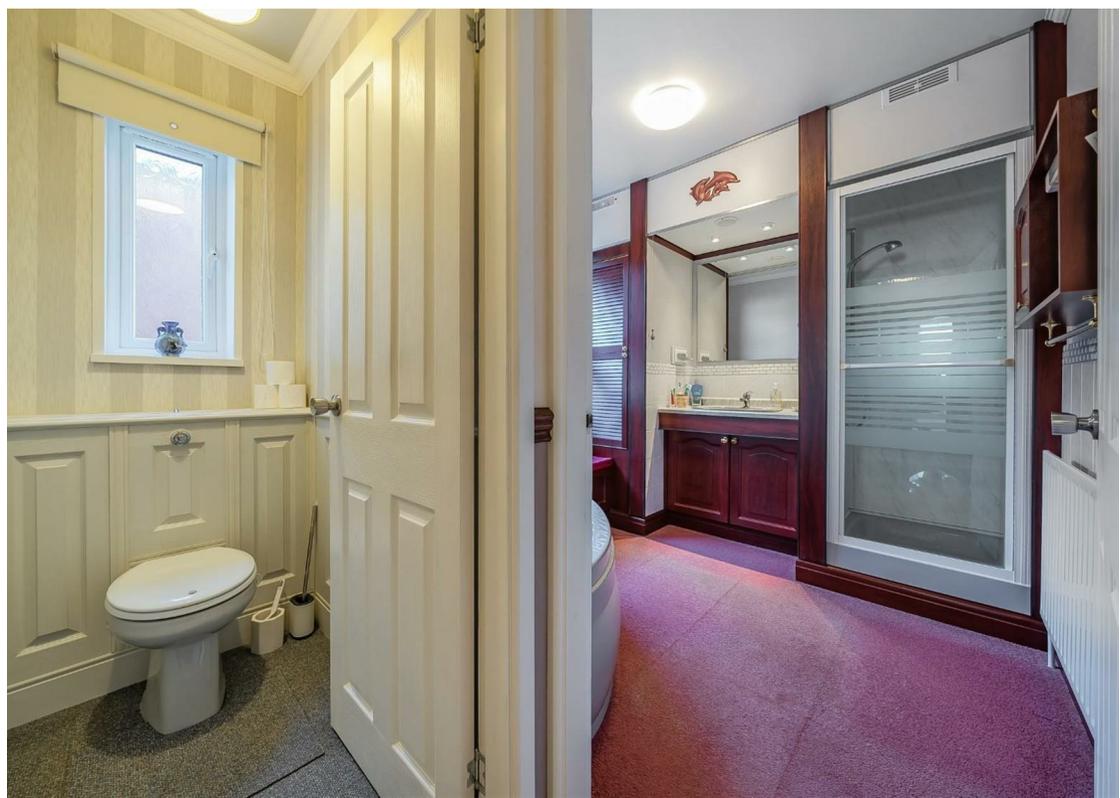
To the first floor there are two double bedrooms both of which are similar in size with the front bedroom benefitting from recently fitted wardrobes for all your storage needs. The third bedroom is a larger than average single bedroom. The landing area provides perfect access to the loft space which some properties in the area have used to extend subject to planning.

The house bathroom is equipped with a corner bath, separate shower cubicle and vanity sink unit the house toilet is separate to the bathroom but can be amended to suit needs.

To the front of the property there is a front garden that has a pathway leading to the front door shrub boundaries and lawn. To the rear is good size patio perfect for sitting out and al fresco dining. A garage is a huge benefit to the property.

Located on the outskirts of the popular market town of Tadcaster and offers great access to Leeds and York, medical centre, restaurants, public houses, shops, supermarket and recreational facilities. The town lies within 1 mile or so of the A64 Leeds to York Road with York city centre some 10 miles and Leeds city centre within 15 miles. The A1M link is only 6 miles away and railway links in Ulleskelf (2.9 miles) and Church Fenton (4 miles). The property is in the catchment area for the renowned Tadcaster Grammar School as well as being close to St Joseph's RC School.





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Approximate Area = 1708 sq ft / 158.6 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1868 sq ft / 173.4 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). © nrichecom 2024. Produced for Hunters Property Group. REF: 1182699

Viewings

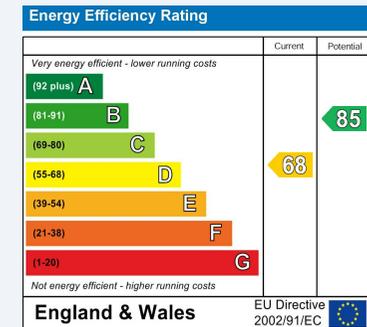
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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