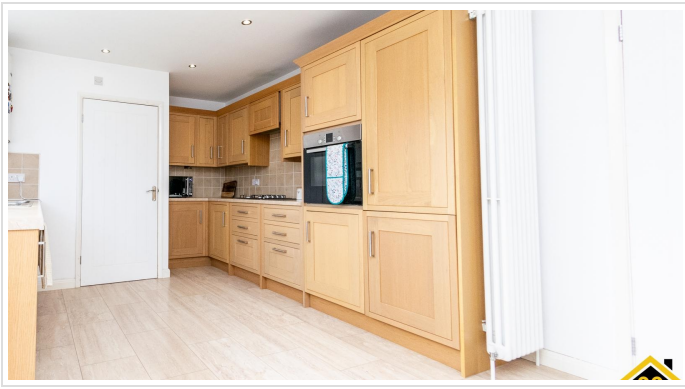


3 Bed Semi-Detached In Stutton Road , Tadcaster, LS24 9HJ

£289,000





SHORT DESCRIPTION

Property Ref: 12996 IDEALLY LOCATED IN THE SOUGHT-AFTER MARKET TOWN OF TADCASTER IS THIS WELL PRESENTED, 3 BEDROOM SEMI-DETACHED FAMILY HOME. Located in the popular town of Tadcaster, the property is close to a variety of local amenities and within a 10 minute walk to the town centre. Very popular location for the commuter with excellent road links to Leeds and York with the nearby A64 and A1(M) junctions. There are also bus stops within a short walking distance of the property serving Leeds, Wetherby and Selby to name a few. The current owners have improved the property significantly since purchase: • Extended and Tarmacked drive - 2020 • New house bathroom - 2020 • New windows throughout - 2022 • New composite front door - 2022 • New internal oak doors throughout - 2022 • Partially boarded loft and installation of new loft insulation - 2022 • New custom fit blinds installed on various windows - 2023 Briefly comprises - Entrance hallway, spacious living room, modern open plan dining kitchen and ground floor WC. House bathroom, two spacious double bedrooms and a single bedroom to the first floor. The property benefits from a large driveway, garage and rear garden. GROUND FLOOR Entrance hallway - External composite door, linoleum flooring, central heating radiator and uPVC windows Living Room - 12'9" x 12'4" (3.94m x 3.78m) Spacious, well-lit living room, tiled feature fireplace, carpet, central heating radiator and uPVC window with custom venetian blind Kitchen/Diner - 20'6" x 10'9" (6.25m x 3.28m) Modern open plan kitchen/diner with a range of wall and base units, pantry cupboard, four ring gas hob, extractor fan, integrated oven, integrated fridge/freezer, integrated washing machine, laminate flooring, central heating column radiators, uPVC window with custom roller blind and external uPVC door with perfect fit blinds leading out into rear garden Ground Floor WC - Low flush WC, pedestal wash basin, heated towel rail and uPVC window FIRST FLOOR Landing - Loft access, carpet and uPVC window Bedroom One - 13'1" x 12'4" (3.99m x 3.76m) Spacious double bedroom, carpet, central heating radiator and uPVC window Bedroom Two - 12'5" x 11'0" (3.78m x 3.35m) Spacious double bedroom, carpet, central heating radiator and uPVC window with custom roller blind Bedroom Three - 9'4" x 7'7" (2.84m x 2.31m) Single bedroom currently used as an office, carpet, central heating radiator and uPVC window House Bathroom - Four-piece suite including quadrant shower with dual head system, bath, pedestal wash basin and low flush WC, fully tiled walls, tiled floor, heated towel rail and uPVC window EXTERIOR Front - Decorative stone frontage, planted border and tarmac driveway for 4 cars Rear - Enclosed, well established lawned garden with shed, planted borders and Yorkshire stone patio Garage - 18'7" x 10'3" (5.70m x 3.15m) Spacious garage with electricity supply, up and over main door and rear door leading into the garden EPC - D Council Tax Band - C...

3

Bed Room(s)

1

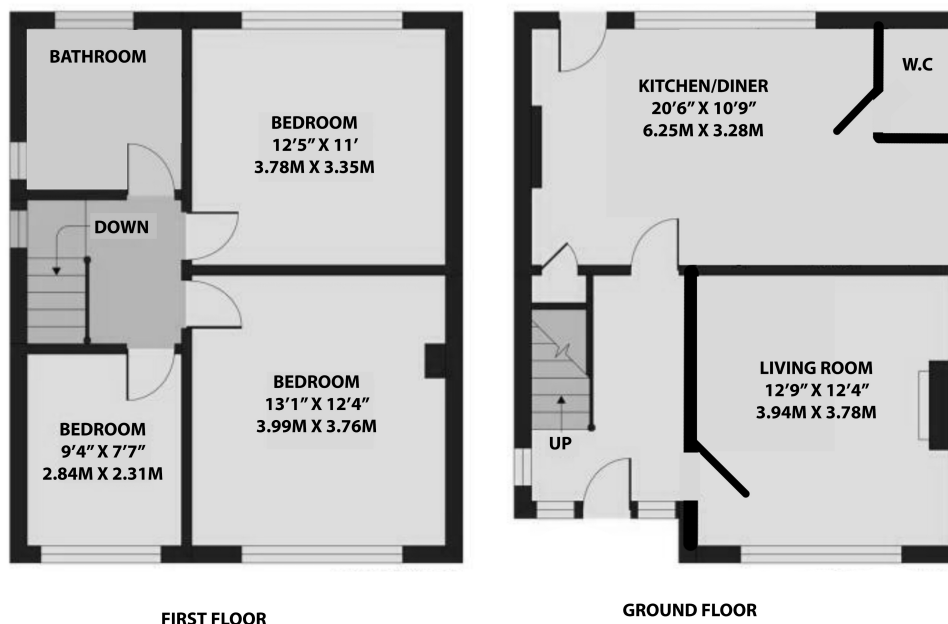
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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