



Stutton Road | Tadcaster | LS24 9HE

Chain Free £265,000

Two bedroom mid terrace | Council Tax Band B | EPC Rating C

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**\*\*\*WELL PRESENTED. NO CHAIN. CLOSE TO AMENITIES. OPEN PLAN LIVING. GARDEN & PARKING.\*\*\***

A beautiful bay-fronted mid-terrace house is located in the highly sought-after town of Tadcaster, positioned within ease of access to Leeds, York, and Harrogate. Offering a spacious and well-maintained layout, the property features two double bedrooms, a bright lounge, a generous dining room, and a charming conservatory, providing the perfect space for family living.

The living room is beautifully light-filled, thanks to the large bay window, and flows seamlessly into the dining room with French doors that lead to the rear garden. The modern kitchen, equipped with sleek base and eye-level units, also provides access to the conservatory, where you can enjoy direct access to the rear patio and garden.

Upstairs, you'll find two double bedrooms and a family bathroom with both a separate shower and bath. In addition, the property offers a large, versatile loft room with extra storage available in fully boarded and insulated side pods.

The rear garden is low-maintenance, featuring a paved patio area, raised borders with trees and shrubs, and convenient vehicle access via a concertina wooden wall. Ideally located within walking distance of local schools, shops, and with excellent transport links to Leeds and York, this home is perfect for those seeking a comfortable and convenient lifestyle in a popular and historic town. Call us now to arrange your viewing.





Approx Gross Internal Area  
112 sq m / 1205 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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