



Calcaria Road, Tadcaster, North Yorkshire

SKILLFULLY EXTENDED | SPACIOUS FITTED KITCHEN WITH STORAGE | OPEN PLAN KITCHEN-DINING ROOM | LOUNGE WITH BAY WINDOW | MODERN BATHROOM | GENEROUS REAR GARDEN WITH IMITATION GRASS | CAST IRON WOOD BURNER | UTILITY AND DOWNSTAIRS WC | EPC Rating C

Asking Price: **£285,000**



Calcaria Road, Tadcaster, North Yorkshire

DESCRIPTION

Situated in the sought after market town of Tadcaster is this skillfully extended semi detached property.

The area of this property is ideal for commuting to Leeds, York and Harrogate, boasting local primary schools and the highly regarded Grammar School. Offering a comprehensive range of cozy pubs and great shops- not to mention Yorkshire's oldest brewery.

The home benefits from gas fired central heating and double glazed windows. Briefly consisting of; a light filled entrance hall leading to the lounge with a bay window and central wood burning fire. A spacious fitted kitchen with wood preparation surfaces and space for storage and appliances. An open plan dining room with wooden flooring, featuring a cast iron wood burner and stone hearth. Double doors lead to the conservatory which overlooks the generous garden. Returning staircase then leads to the first floor landing with three generous sized bedrooms and a modern bathroom featuring a claw bath and a main rain shower.

The garden is enclosed to the rear with an area laid with flag patio and imitation grass. Ideal to enjoy sunny days and play. At the front is a graveled area with driveway providing ample off road parking.



Directions

From Wetherby, travel south along the A1, take the exit at the A64 interchange and head towards York. Take the first exit towards Tadcaster and continue until reaching Tadcaster itself. After a short distance, turn right into Garnet Lane. Take the second turning left into Woodlands Avenue and turn left at the 'T' junction with Stutton Road towards Tadcaster. Take the first turning left into Calcaria Road. This property is situated on the left hand side identified by a Hunters for sale board.

Location

The property is situated in a most popular and well served North Yorkshire Market town, which provides an excellent range of amenities and facilities to include shops, primary and secondary schools, sports and health facilities. The property is ideally situated for access to Leeds and York City centres with the nearby A64 and A1/M1 link road, providing swift and easy commuting.

Entrance Hall

11'11" x 6'2"

3.39m x 1.89m

With an external door with windows either side. Wooden flooring, old school style radiator and stairs to the first floor landing.

Lounge

13'10" bay x 10'9" max

3.99m x 3.32m

Bay windows to front of property, wooden flooring features a cast iron wood burner and wood mantle. Old school style radiator.

Kitchen

11'9" x 11'7"

3.63m x 3.57m

A spacious open plan kitchen with stone flooring with fitted kitchen wall and base units. Wood preparation surfaces, ceramic sink and drainer with swan neck mixer tap, tiled splash backs and window to the rear aspect. Gas cooker point to fit Belling 7 ring hob and cooker. Space for a American Style fridge freezer.

Utility Room

12'1" x 5'6"

3.69m x 1.71m

Base and wall units with preparation surfaces, door and windows to front. Tiled flooring, plumbing for washing machine and space for tumble dryer.

Downstairs Bathroom

Downstairs WC with push flush.

Dining Room

11'7" x 10'9"

3.57m x 3.32m

Wooden flooring with a cast iron wood burner and stone hearth. Double doors leading to the conservatory.

Conservatory

13'2" X 6'10"

4.02m x 1.86m

French doors to rear and a door to side. Radiator.

First Floor Landing

Window to the side of property, galleried landing with three doors to bedrooms and one to the bathroom. Hatch to loft space. Loft space has a Velux window and is currently being used as an office space.

Bedroom One

13'10" bay x 10'9" max

3.99m x 3.32m

A spacious double bedroom with bay window to the front of the property and radiator.

Bedroom Three

8'7" x 5'11"

2.65m x 1.56m

Window to front of property, built in storage units and radiator.

Bedroom Two

11'7" x 10'9"

3.57m x 3.32m

A spacious second bedroom with a feature decorative fireplace. Window to rear and radiator.

Bathroom

Pedestal wash basin, low level flush WC. Claw bath with a central mix tap, hand shower attachment and main rain shower over. Part tiled walls and shower screen. Traditional tower radiator, window to the rear and down lights.

Outdoor Space

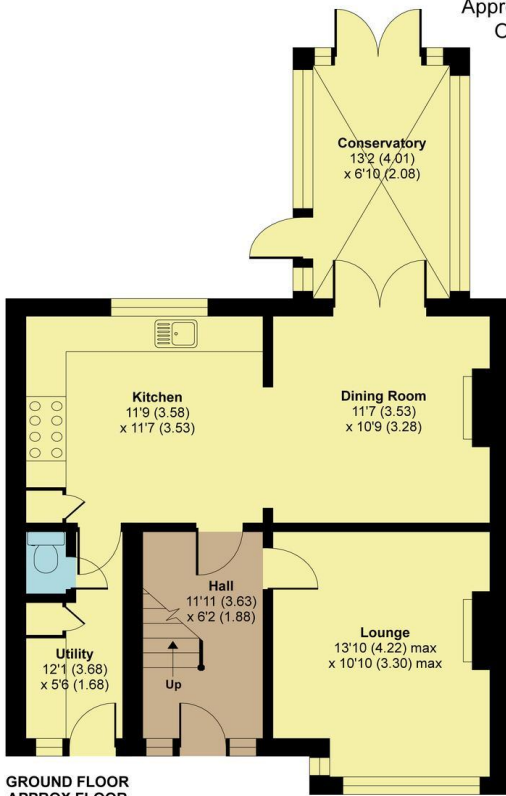
Spacious, enclosed garden with patio leading imitation grass. There are two outdoor electrical points, a workshop with power and light which was previously a garage. The property has outdoor wall lighting with an outside light switch and a wooden shed.



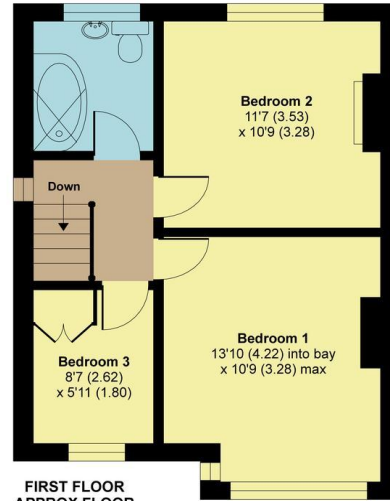
Calcaria Road, Tadcaster, LS24

Approximate Area = 1098 sq ft / 102 sq m
 Outbuilding = 124 sq ft / 11.5 sq m
 Total = 1222 sq ft / 113.5 sq m

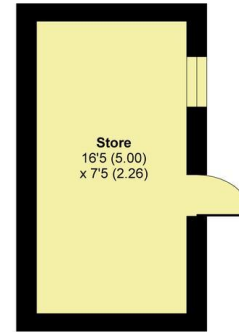
For identification only - Not to scale



GROUND FLOOR
 APPROX FLOOR
 AREA 62.1 SQ M
 (668 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 39.9 SQ M
 (430 SQ FT)



OUTBUILDING
 APPROX FLOOR
 AREA 11.5 SQ M
 (124 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 778093

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	69
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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.

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OPENING HOURS

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 Monday to Friday and Saturday 9am - 3.30pm, Closed on Sunday