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ESTATE AGENTS

67 Stutton Road
Tadcaster
LS24 9HE

£435,000

- Deceptively spacious property
- Beautiful, mature garden
- Four double bedrooms
- Three reception rooms
- Dining kitchen with French doors
- Refurbished bathrooms
- Ample parking and garage
- Tadcaster Grammar School catchment



Situated on arguably the most sought after road in Tadcaster, the façade to this deceptively spacious property hides the wealth of accommodation behind, including three reception rooms and four double bedrooms. What sets this family property apart from the competition is the beautiful, extensive mature garden to the rear, full of character, and which enjoys a good degree of privacy.

Approached via the driveway, the upvc front entrance door is located to the side of the property and leads into the newly decorated and carpeted hallway. The hallway opens out, leading to all ground floor accommodation, and offers space for cloakroom furniture, if desired alongside a fitted cloak cupboard.

To the front of the property, the first of the three reception room, currently used as a home office, benefits from a large window overlooking the driveway, which fills the room with light. Ample space is provided for a range of reception furniture and a picture rail adds character to the walls.

The sitting room, also located to the front of the property, enjoys a large bay window with a picture rail and plaster coving to the ceiling. As with the office, the room is versatile and could work with many different arrangements.

The ground floor WC is fitted with a white two piece suite comprising; a low level WC and hand basin. Part tiled walls and tiled flooring are a

practical choice and a pine shelf offers storage.

The utility room is fitted with a small range of wall and base units with a contrasting work surface over. Space is provided for free standing appliances and an opaque, glazed upvc rear entrance door leads to the path running to the other side of the property.

The spacious and welcoming lounge is filled with light thanks to the upvc French doors, with full length glazed panels to each side, overlooking the beautiful rear garden. A further window is situated to the side aspect. The central feature, a cast iron log burner stands within an open fireplace and on a slate hearth. A dado rail and coving to the ceiling adds

character to the room and ample space is providing for a wide range of reception furniture.

The dining kitchen is a spacious and bright room, also enjoying views over the garden through the French doors and glazed panels to the dining end of the room.

The kitchen is fitted with a wide range of wall and base units with contrasting work surfaces over. Integral appliances include an electric hob with extractor hood over and electric oven and grill, a separate integrated fridge and freezer and space is provided for an under counter dishwasher. A window to the side aspect is situated over the stainless steel sink unit and

drainer and open shelving adds further storage and decoration to the walls. The floor mounted, gas fired central heating boiler, replaced 12 months ago, is also situated in the kitchen.

The staircase leads to the first floor, galleried landing which benefits from a window to the side of the property which makes for a light and airy space, rare in a house of this design.

The master bedroom is a deceptively spacious room, running the width of the property, with dual aspect dormer windows. The bedroom offers ample space for furniture and divides nicely into a main area and dressing area with space for wardrobes Pine beams to the ceiling

add character and a dado rail runs the length of the walls. The en suite bathroom has been beautifully re decorated and is finished with grey, vintage style tiling effect vinyl to the floor and white, brick effect tiling around the bath and hand basin area. The white, five piece suite comprises; a larger than normal panelled bath with central taps, a hand basin set on a large vanity unit with storage, a low level WC with separate bidet and a corner recessed shower unit . An opaque, upvc window sits above the bath and provides light and ventilation and a modern, charcoal heated towel rail is also fitted to the wall.







Bedroom two is another spacious double bedroom with a gently sloped ceiling, yet still allowing for plenty of head height. A window is situated to the side aspect and, combined with the pale and neutral décor, the room is light and welcoming.

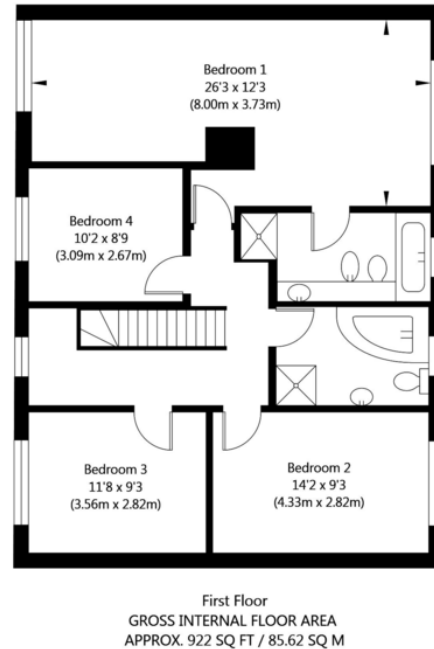
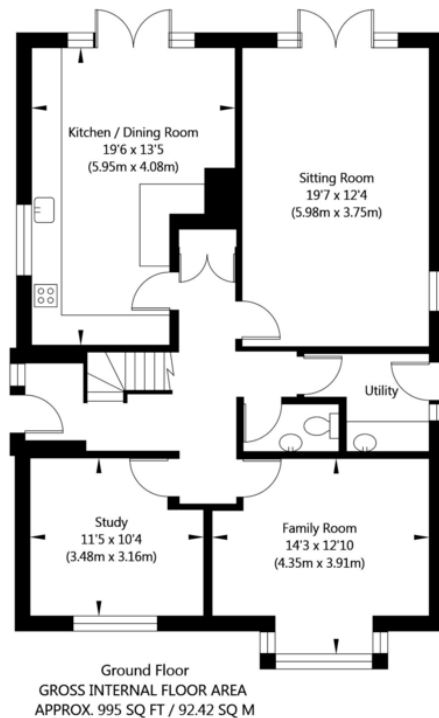
Bedroom three is currently used as a hobby/craft room but offers ample space as a double bedroom with a dormer window overlooking the side aspect and the street below. Bedroom four is a further double bedroom and, as with the others, benefits from a dormer window to the side aspect.

The house bathroom has also been updated and the white, four piece suite comprises; a generous corner bath, a pedestal hand basin, a corner shower unit and a low level WC. The walls are part tiled with white tiling and the floor is laid with recently replaced vinyl flooring. An opaque upvc window is situated over the bath and provides light and ventilation.

The real star of the show with this property is the large, mature garden which is brimming with character and life. Directly from the two sets of double doors, and also accessed via the driveway to the side of the property, a raised Indian stone patio provides a wonderful place to sit and enjoy the views over the garden. Steps down lead to the lawn with gravelled borders of

mature plants and shrubs, which extend to provide a slate chipped seating area beneath the mature trees. The lawn continues and here you will find a timber shed and two greenhouses, before the garden rises to the former railway embankment, with open fields beyond.

The driveway to the front of the property offers ample parking and continues down the side of the property to the single garage which benefits from power and light. A further raised, gravelled seating area is situated behind the garage, with views across the garden. A path to the side of the property heads to the rear entrance door and utility room and back to the front of the property.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1917 SQ FT / 178.04 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

Heading South West on the A64, take the A659 exit towards Tadcaster. Continue along the A659, York Road, and go straight on at the traffic lights onto Commercial Street. At the next set of traffic lights use the left hand lane to head straight on. Continue over the bridge and on to High Street and at the next set of traffic lights head straight on Leeds Road and take the second left onto Stutton Road. Continue along Stutton Road and the property can be found on the left hand side, identifiable by our For Sale sign.

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