



Marlborough Drive, Tadcaster, LS24 9JU

DETACHED HOUSE | FIVE BEDROOMS | GARDENS AND DRIVEWAY | UNFURNISHED

AVAILABLE START OF FEBRUARY | EPC RATING D | |

£1,100.00 | Per Calendar Month

Plus fees, please visit - www.hunters.com/tenantfees/wetherby.pdf for more info

HUNTERS[®]
HERE TO GET *you* THERE

Marlborough Drive, Tadcaster, LS24 9JU

This is a well presented four - five bedroom family home, located in the popular area of Tadcaster with commuter links to the M1 / A1 /A64 and an array of local amenities and schools. The property briefly comprises of entrance hall giving access to downstairs shower-room and optional 5th bedroom, formally used as an annexe with access to the external back door. The entrance hall leads onto the modern fitted kitchen which also provides access to the back garden. The heart of the home is light and airy open-plan lounge dining room with carpet and wooden flooring and also providing access to spacious conservatory with double doors to rear decking. To the upper floor, the split landing gives access to two double bedrooms, one with built in storage, third bedroom/ study and a fourth bedroom with built in bunk beds and storage. Spacious family bathroom with four piece suite including air bath and separate shower cubicle. The exterior of the property offers an enclosed rear garden with shed storage, raised decking and lawned area. To the front of the property off road parking is provided with a paved gated driveway. UNFURNISHED. AVAILABLE START OF FEBRUARY. EPC RATING D.

Not Available

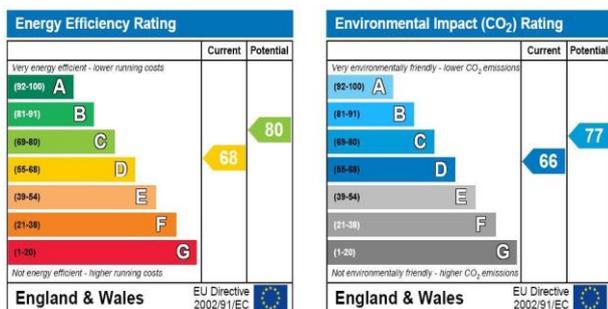
Hunters 5A Market Place, Wetherby, West Yorkshire, LS22 6LQ 01937 545388
wetherbylettings2@hunters.com

VAT Reg. No 918 0230 50 | Registered No: 3947557 England and Wales
Registered Office: Apollo House, Eboracum Way, York, YO31 7RE
A wholly owned part of Hunters Property Group Ltd

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.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday 9:00 - 17:30

Saturday: 09:00 - 15:30

Sunday: 09:00 14:00

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.