



WILKINSON TERRACE, STUTTON,
TADCASTER, LS24 9BP

£189,000

2 BEDROOM HOUSE
EPC Rating: D

LINLEY &
SIMPSON

PROPERTY DESCRIPTION

A well-presented edge-of-village mid-terrace cottage enjoying stunning south-facing countryside views across open fields. Recently redecorated throughout, the property combines character features with modern comforts to create a home that is ready to move into. The property has also been fitted with new sash windows throughout, enhancing both its appearance and energy efficiency while complementing its period character.

The property benefits from off-street parking for two to three vehicles, a brick-built storage shed within a shared outbuilding, and a private rear light well providing a pleasant outdoor space, while the front enjoys uninterrupted rural views.

The front door opens into a practical tiled entrance porch with space to hang coats. A second door leads to a welcoming sitting room, where a dual-fuel stove provides an attractive focal point. Two large front-facing sash windows make the most of the lovely countryside views.

The semi-open-plan kitchen is fitted with shaker-style units, a butler sink, tiled splashbacks and terracotta floor tiles. There are an integrated gas hob and oven, fridge and washing machine (included in the sale), with a rear-facing sash window overlooking the light well.

To the first floor, the spacious principal bedroom offers plenty of room for a dressing area and is complemented by a useful built-in wardrobe above the stairwell with lighting, shelving and hanging rails.

The contemporary bathroom features easy-to-maintain marble-effect wall panels, a bath with shower over, WC and wash hand basin.

A second double bedroom overlooks the rear and benefits from additional natural light through a roof window.

MATERIAL INFORMATION

Freehold

EPC D

Council Tax band B

The gas boiler was installed in 2020 and still benefits from approximately four years remaining on the manufacturer's warranty.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Wilkinson Terrace, Stutton, LS24

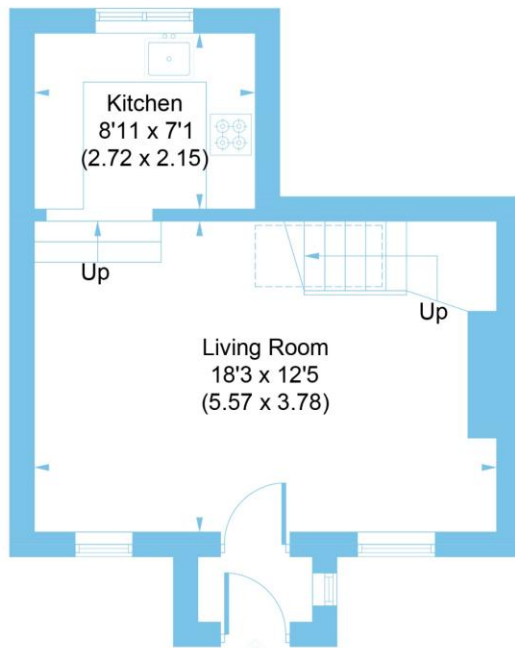
Approximate Gross Internal Area = 55.7 sq m / 599 sq ft

Limited Use Area = 1.3 sq m / 14 sq ft

Total = 57.0 sq m / 613 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.