



WILKINSON TERRACE, STUTTON,
TADCASTER, LS24 9BP

£217,500

2 BEDROOM TERRACED HOUSE
EPC Rating: D

LINLEY &
SIMPSON

A beautifully presented two-bedroom mid-terrace home with a converted roof space, parking and excellent countryside walks nearby.

ACCOMMODATION

On entering, a charming stone-built porch provides a useful entrance space, with room for coats and shelving for shoes. A second door opens into the heart of the home: a generous open-plan living and dining room with a bay window and wood-burning stove. The proportions of this room offer plenty of flexibility for different furniture arrangements, whether creating a comfortable sitting area, dining space or a combination of both.

From the living space is the modern fitted kitchen, which is both practical and stylish. It is equipped with an induction hob, sink and drainer, washing machine, fridge freezer, double Smeg oven and grill, Bosch extractor and a useful plinth heater, ideal for keeping the kitchen cosy during the colder months.

To the first floor are two good-sized bedrooms. The principal bedroom benefits from a triple-width mirrored built-in wardrobe, providing excellent storage. The second bedroom has a double built-in wardrobe and is a surprisingly generous single/small double.

The contemporary shower room has been finished with attractive light grey sparkle granite-effect wall boards and features a shower with both fixed and handheld fittings. The shower controls allow it to be switched on and heated before stepping into the enclosure, while a lit mirror adds a particularly useful finishing touch. A useful cupboard houses the Worcester Bosch boiler.

The accommodation continues to the converted roof space, which provides a wonderfully versatile additional room. A Velux window takes full advantage of the lovely views across the surrounding fields to the front, while boarded eaves storage to both the front and rear provide excellent additional storage. Currently used as a home office/music room, this space could easily adapt to suit a variety of needs.

EXTERNAL

Outside, the property benefits from allocated parking situated across the way from the house, together with a useful shed with a concrete base, providing excellent storage for bikes, gardening equipment and outdoor essentials.

LOCATION

Situated in the popular village of Stutton, just outside Tadcaster, the location is particularly appealing for those looking to enjoy a village setting whilst remaining within easy reach of Tadcaster, Leeds and York. The owners have advised that the property is within the catchment area for Tadcaster Grammar School, and local bus services provide connections towards both Leeds and York.

For those who enjoy the outdoors, the surrounding area is a real highlight, with beautiful countryside walks directly accessible from the village. There are picturesque routes towards Hazelwood Castle, walks into Tadcaster and an abundance of stunning local countryside, making this an especially attractive location for dog owners and anyone who enjoys walking and exploring the outdoors.

HISTORY

The property has been carefully maintained by the current owners, having previously been their own home before being rented for the last few years. A number of improvements and checks have been carried out during their ownership, including replacement windows and doors approximately six to seven years ago, an updated fuse box and electrical checks, together with gas safety checks.

MATERIAL INFORMATION

Freehold

Council Tax Band C

Very Low Flood Risk

Estimated Broadband Speeds up to 1800mbps

Mobile Signal from ofcom.org shows as 83% for EE, 82% for 3, 80% for Vodafone and 79% for O2 for the postcode area.

The property is accessed via a shared road. Prospective purchasers are advised to make their own enquiries regarding the shared road, its maintenance arrangements and any associated rights, responsibilities or costs.

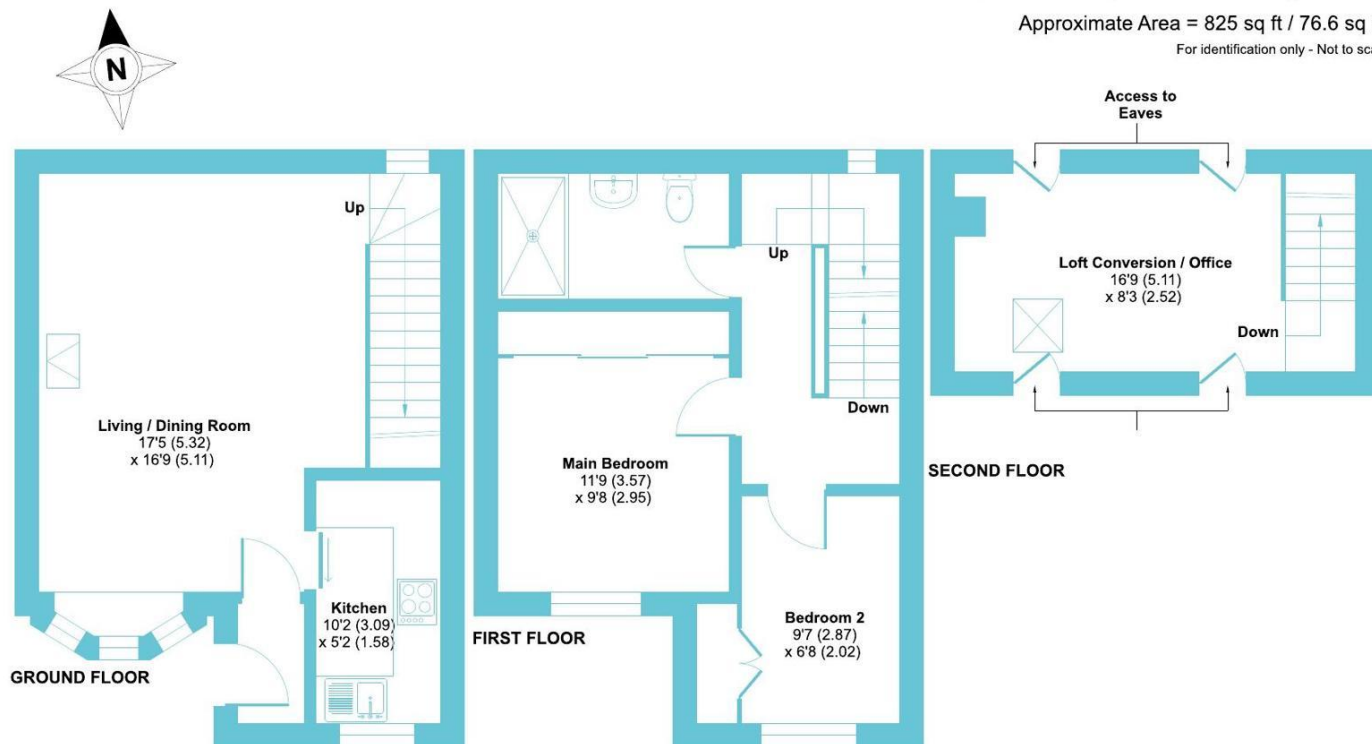


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Wilkinson Terrace, Stutton, Tadcaster, LS24

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Linley & Simpson. REF: 1516425

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.