



Mill Lane, Ryther, Tadcaster, LS24 9EG

- DEVELOPMENT/ REFURBISHMENT OPPORTUNITY
- BEAUTIFUL VIEWS TO THE FRONT AND REAR
- A UNIQUE TRUE BUNGALOW WITH ENDLESS OPPORTUNITIES
- EPC RATING E / COUNCIL TAX BAND E
- STUNNING LOCATION IN A POPULAR VILLAGE
- SUBJECT TO PLANNING PERMISSION COULD BE RE-DEVELOPED
- OFFERED WITH NO ONWARD CHAIN

Asking Price £375,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

*****STOP PRESS*****

Hunters Wetherby are extremely excited to bring to the market this truly unique opportunity to acquire a two bedroom detached bungalow on the ever popular Mill Lane in Ryther. What makes this proposition so unique is the fact that its the only true bungalow situated on the street and it could be easily developed in its current form into a wonderful home. At present the property in brief comprises a good size lounge with feature fireplace and sliding doors to the rear, Two double bedrooms one of which has access to the conservatory, kitchen/diner, boot room/utility and house bathroom.

The outside space really is a key selling point with views to the front over open fields, gravelled driveway offering ample off street parking, garage and an enclosed patio area.

To the rear is a fantastic garden which is of a good size its currently laid mainly to lawn with fruit trees, hedged boundaries and a greenhouse with views over agricultural land ensuring that you are always at peace with nature.

Offered with No Onward Chain this truly is an exciting opportunity for anyone looking to develop a property for the first time or for anyone wanting to take advantage of developing a site that is experienced in this area.

Ryther is a highly regarded and picturesque village set in the countryside, just outside the historic market town of Tadcaster. Popular with families and those seeking a quieter pace of life, the village offers a strong sense of community, beautiful surrounding countryside and access to scenic walks. The village is home to the well-known Ryther Arms steakhouse, a much-loved local hub, while further shops, schools and amenities can be found nearby in Tadcaster. Excellent transport links provide easy access to York, Leeds and the wider region, making Ryther an ideal choice for those looking to enjoy a country lifestyle without sacrificing convenience.





Council Tax: E

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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