

Main Street, Colton, Tadcaster

£550,000

Stephensons
estate agents & chartered surveyors

Main Street, Tadcaster LS24 8EP

Est. 1871

£550,000

A delightful four bedroom detached family residence with superb outdoor living, set along the pretty main street of Colton, which offers superb access to York, Leeds and the A64. Offered with the benefit of no forward chain.

Offering incredibly spacious living accommodation arranged over two floors is this incredibly flexible family home.

The feeling of space is felt as soon as you walk through the front door with a sizeable entrance hallway welcoming you. To the ground floor are two nice sized reception rooms with the main living room found to the front with a feature fireplace with wood burning stove. To the rear of ground floor is the second reception room having French doors to the rear garden, currently being used as a home gym. This room would lend itself to becoming an ideal ground floor bedroom with a separate shower room running alongside.

The kitchen is positioned overlooking the rear garden and enjoys an extensive range of wall and base units, having solid wood worktops with fitted electric oven, gas hob and extractor and space for a range of freestanding appliances. Stepping down from the kitchen is the dining area with door leading to the garden along with a well placed utility room / pantry which thereafter gives access to the garage.

To the first floor is a great sized landing with window offering







Tenure: Freehold
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: E
Council Tax: Selby Council - D
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer:
Please note that some photographs may have been digitally enhanced using CGI and AI-generated furniture to assist with visualisation. These images are for marketing purposes only and may not reflect the property's exact appearance, contents, or condition at the time of viewing.

*Download speeds vary by broadband providers so please check with them before purchasing.











far reaching countryside views presenting a great space for those looking to work from home.

The master bedroom enjoys fitted wardrobe along with a walk-through dressing area and wet room en suite. In addition are three well-proportioned bedrooms, ideal for family living with bedroom two being of particular note with it offering a split level, making it a perfect for children with bed and play areas. The house bathroom provides a modern three-piece suite and completes the first floor living.

Externally, the property sits proudly on this elevated plot with a landscaped frontage with ample gravelled parking, raised planted boarders with access to the garage.

To the rear is a superb space allowing for wonderful outside living. The vendor has cleverly created an outside, covered and heated lounge area, with a bar to one side and an outdoor kitchen to the other with BBQ and pizza oven. To the centre of the garden is a laid lawn with an artificial golf putting green. Furthermore you will find an outdoor 'Spa' area with Sauna, space for a Jacuzzi, and ice bath with shower completing this superb outdoor space.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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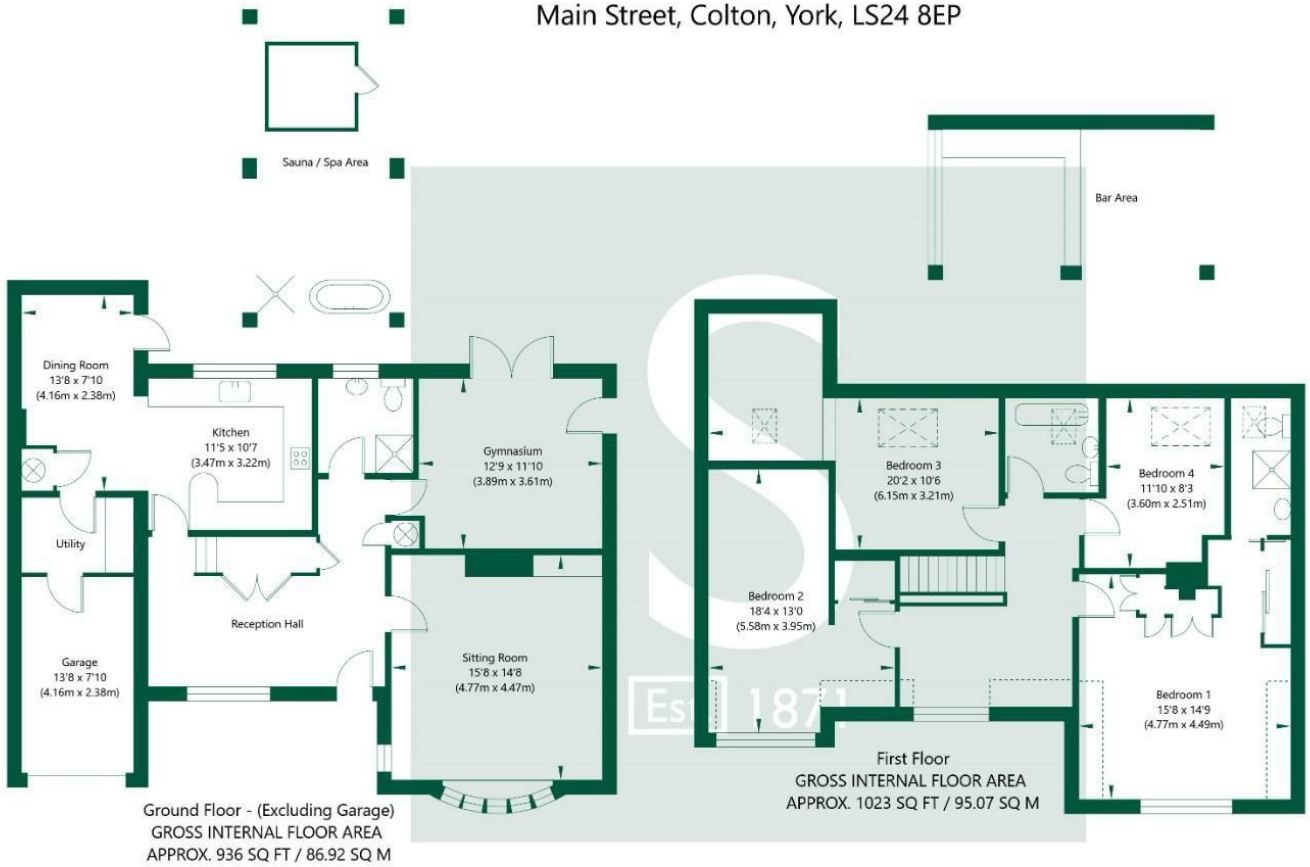
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1959 SQ FT / 181.99 SQ M - (Excluding Garage and External Areas)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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