



**The Fairway  
Tadcaster  
North Yorkshire  
LS24 9HN**

**Offers In Excess Of £350,000**

**bettermove**

# The Fairway Tadcaster

Bettermove are proud to present this 5 bedroom detached house in Tadcaster, available with no forward chain.

This property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

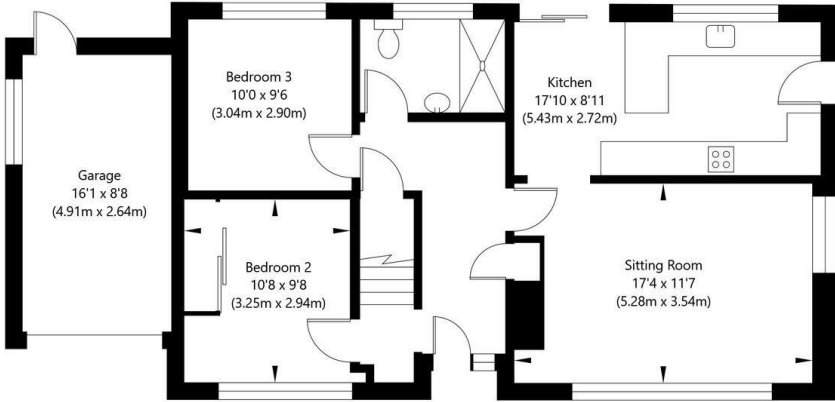
The council tax band is D.

The interior of this beautifully presented property comprises a spacious sitting room, fitted kitchen, two bedrooms and family bathroom on the ground floor. The first floor consists of three bedrooms. The exterior boasts a garage and a private rear garden, with both patio and lawn, perfect for enjoying the summer months.

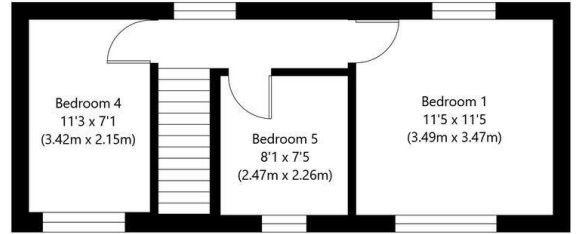
Located in the popular town of Tadcaster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Ulleskelf Railway Station, a variety of local bus routes and close access to the A1(M).

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 761 SQ FT / 70.68 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 345 SQ FT / 32.07 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1106 SQ FT / 102.75 SQ M - (Excluding Garage)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)