



The Fairway, Tadcaster, LS24 9HL

Offers Over £270,000



The Fairway

- Three Bedroomed Semi-Detached House With No Chain
- South-East Rear Garden
- 79 M2 / 850 Sq. M.
- Mains Electricity. Mains Gas Central Heating
- Broadband: FTTC. Mobile: 4G
- Mains Water Supply. Mains Sewerage
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'C'



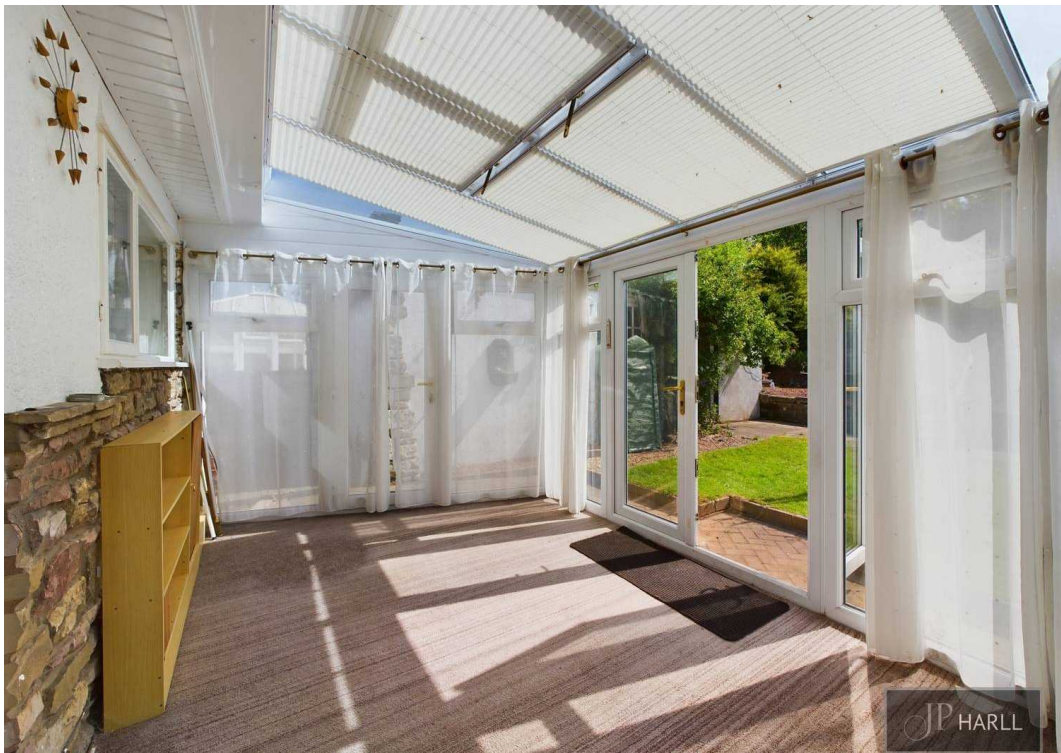
Rare to the market and offered with no onward chain is this striking 3 bed Semi-Detached house in the sought-after location of The Fairway, Tadcaster. Offering huge potential and inviting accommodation, this home is perfect for families, couples, or individuals seeking a place to call their own within this popular Town.

Upon entering the house, you will be greeted by an inviting hallway with double glass doors leading you into the heart of the home. The ground floor boasts two reception rooms. The spacious lounge has a feature bay window allowing light to stream in. The lounge then leads into the dining room and conservatory beyond.

The well-appointed kitchen has built in cooking facilities. The pantry cupboard has cleverly been turned into a ground floor w/c perfect for any guests in the garden during the Summer.

Upstairs, you will find three bedrooms. The Master bedroom has built in wardrobes cleverly making use of the alcoves. Bedroom two is also a double bedroom with views out into the garden. Bedroom Three is a single bedroom which could also be used as an office.

The Shower room consists of walk in shower cubicle, toilet and sink.

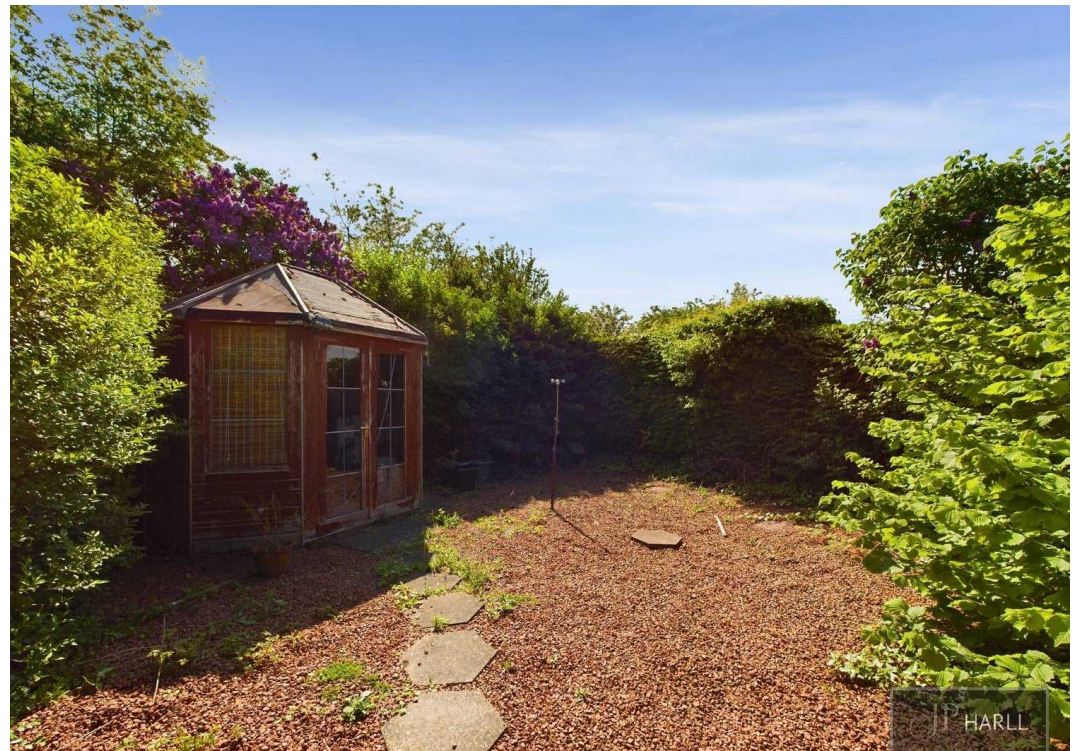




Outside, the property does not disappoint. The well-maintained garden is a tranquil oasis, providing a harmonious space to unwind or entertain outdoors. There is a lawned area with steps that lead through shrub-beds to the top of the garden which has been gravelled with a Summer House to enjoy the view. The Fairway, Tadcaster is known for its picturesque surroundings, ensuring you are never far from nature's beauty.

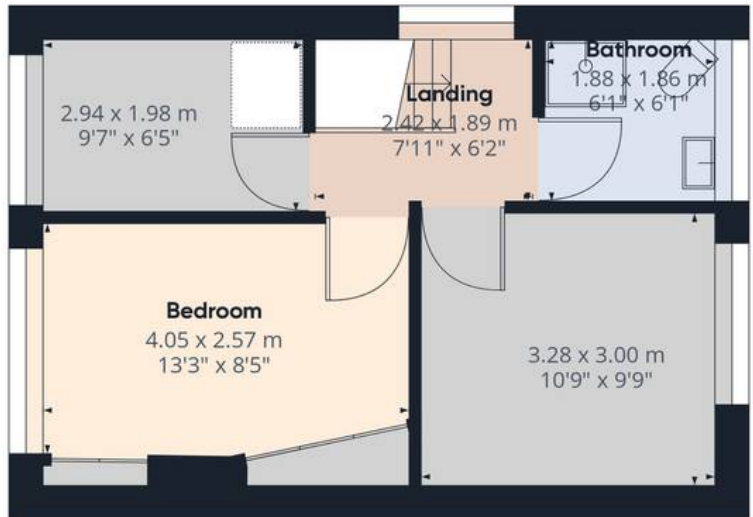
Located in a thriving and friendly community, this property offers easy access to a range of local amenities, including shops, schools, and recreational facilities. Whether you are looking to explore the charming town centre of Tadcaster, enjoy a peaceful stroll along the river or have easy access to major transport links, this property provides the ultimate convenience and accessibility.

NB. This property has been priced to reflect some of the modernisation required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

85.74 m²
922.85 ft²

Reduced headroom

0.73 m²
7.9 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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