



## Kelcbar Close, Tadcaster, LS24 9NY

- One bedroom first floor apartment
- Over 55's development
- Close to local amenities

- Front garden
- Offered with no forward chain
- EPC rating - D/ Council tax band - A

**Asking Price £115,000**

**Tenure: Leasehold**

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## DESCRIPTION

Welcome to Kelcbar Close in Tadcaster! A well presented one bedroom first floor apartment set in a lovely development for the over 55's. The property is conveniently located with the market town of Tadcaster close by, with excellent access to amenities including an array of shops, cafes, and pubs. Along with a network of links to Wetherby, Harrogate, York and Leeds. The property also has the benefit of a sale with no forward chain.

The apartment itself is on the first floor and has been finished to a good standard in our opinion. External door opening to a staircase leading to the entrance hall, lounge/dining room with a window to the front aspect and a kitchen with fitted appliances. A double bedroom with aspects to the rear garden and a house bathroom. The bedroom benefits from built in wardrobes.

The property has a delightful garden and lawn area to the front. At the side of the development is a designated parking space.

\*With this property being in an over 55's development it is in a community communal area and does have the facility of a launderettes.\*

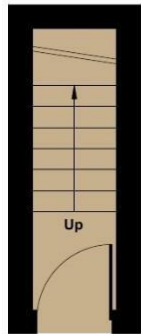
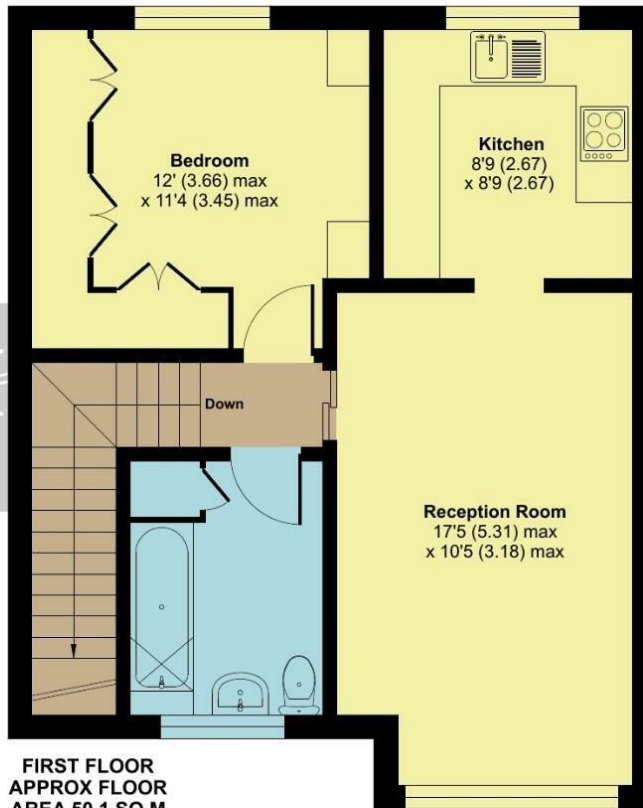
\*AGENTS NOTE: 66 years left on the lease however this can be increased dependent on negotiation. Please contact us for more information.\*



# Kelcbar Close, Tadcaster, LS24

Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 2.7 SQ M  
(30 SQ FT)

**FIRST FLOOR**  
APPROX FLOOR  
AREA 50.1 SQ M  
(540 SQ FT)



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1174295

## 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.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: A

## 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>66</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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

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