







Tenure: Leasehold

Tower Crescent, Tadcaster

- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- TADCASTER GRAMMAR SCHOOL CATCHMENT
- SPACIOUS TWO BEDROOM APARTMENT
- SOUGHT AFTER LOCATION
- EPC D / COUNCIL TAX B



Asking Price £145,000

Tower Crescent, Tadcaster

DESCRIPTION

Hunters Wetherby are excited to present to the market this two bedroom ground floor flat in the highly sought after town of Tadcaster. This property is perfect for first time buyers looking to secure their place on the property ladder, or investors looking to start or add to their portfolio.

A spacious hallway leads you through the accommodation to a spacious open plan kitchen and lounge, with the kitchen benefitting from a range of wall and base units and integral appliances including fridge freezer, oven with hob and extractor over, and dishwasher. The spacious lounge features a window to the front elevation allowing for natural light to flood the space. This room is the perfect space for entertaining and unwinding alike.

The principle bedroom is well sized and benefits from a three piece white suite comprising a shower cubicle, low level w/c and wash hand basin.

The second bedroom is also well sized with ample space for furniture.

The house bathroom features a three piece white suite comprising panelled bath, low level w/c and wash hand basin.

A double storage cupboard is conveniently located near to the entrance, perfect for putting away coats and shoes.

Externally the property grounds are maintained to a high standard, and an allocated parking space, located just outside of the lounge window, allows for off street parking.

Located in the popular town of Tadcaster, this property offers great access to major road networks, access to an array of local amenities including medical centre, restaurants, public houses, shops, supermarket and leisure facilities. It is also in the catchment for the renowned Tadcaster Grammar School.

Leasehold Information:

Lease end date: 2131

Service charge: £1,400 / annum Ground Rent: £160 / annum

DISCLAIMER: LEASE INFORMATION IS AN ESTIMATE AND FULL LEASE INFORMATION WILL BE CONFIRMED AT A LATER DATE.









Tower Rise, Tower Crescent, Tadcaster, LS24

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale





GROUND FLOOR APPROX FLOOR AREA 55.8 SQ M (601 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1354584

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

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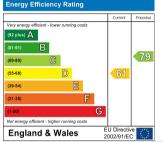


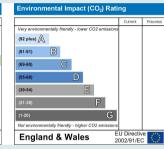


Council Tax: B

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.





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

