



Abbey Lane, Healaugh, Tadcaster Offers Over £475,000

**** COMPREHENSIVELY UPGRADED & EXTENDED ****

An excellent opportunity to purchase this three/four bedroom end property occupying a sizeable plot within a highly regarded area between Wetherby and York.



Description

The property is entered through a UPVC glazed front door into an entrance hallway, with a staircase leading to the first floor accommodation.

There are two reception rooms to the front elevation, one currently being used as an office space or could alternatively provide a fourth bedroom. To the right of the entrance is the formal dining room which opens into the useful utility space and downstairs WC.



The current vendor has extended the property downstairs to create the open plan kitchen diner and added an additional reception room at the rear. The kitchen diner boasts a range of wall and base units, with a feature breakfast bar area, complete with a resin sink and mixer tap over. There are a range of fitted appliances including a fridge freezer, washing machine and dishwasher with freestanding stove. The kitchen is complimented with bifold doors opening onto the large rear garden.

At the rear elevation of the property is the recently added lounge which is a bright and spacious room, with patio door leading to the garden.



To the first floor there are three spacious bedrooms and a house bathroom. There are two double rooms and an additional good sized single. The internal accommodation is completed by a house bathroom having a bath with shower over, hand wash basin and low flush w.c.

Externally the property occupies a large corner plot with large front and rear gardens, and a previous old outbuilding has been cleverly converted into a home gym by our vendor.



The rear garden is predominantly laid to lawn and enclosed to all three sides. To the front there is a spacious front garden space and driveway which can facilitate off street parking for numerous vehicles.

The property is situated in the peaceful village of Healaugh, easily commutable to York, Harrogate and Leeds.

We strongly advise an early inspection to appreciate this upgraded and well presented home.



Tenure: Freehold

Services: All Mains Services Connected

EPC Rating: TBC

Council Tax: City of York- C

Viewings: Strictly via the selling agent 01904 625533

Abbey Lane, Healaugh, LS24 8DF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1555 SQ FT / 144.47 SQ M - (Including Outbuilding)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

