



T. 01937 582748
F. 01937 580571

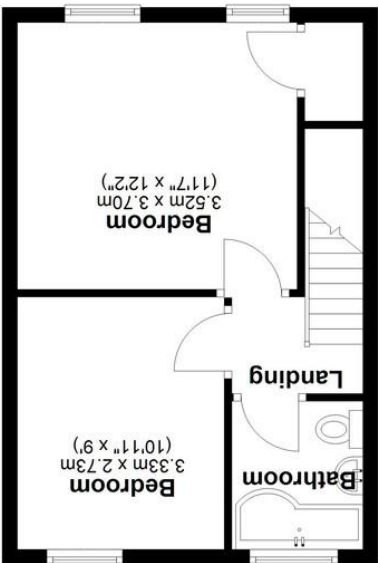
www.thomlinsons.co.uk

office@thomlinsons.co.uk

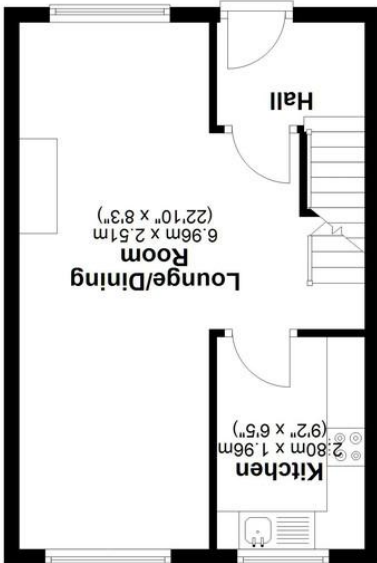
24 High Street | Wetherby | West Yorkshire | LS22 6LT

Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.

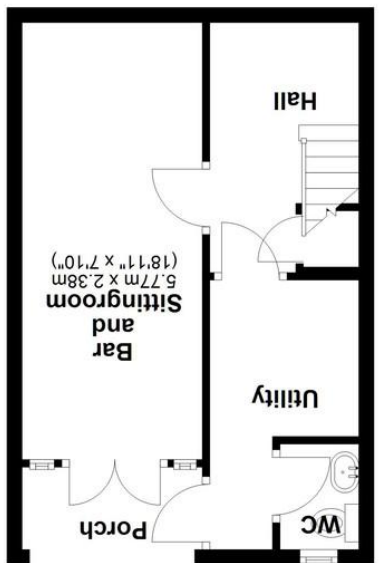
Total area: approx. 94.4 sq. metres (1016.6 sq. feet)



First Floor
Approx. 31.8 sq. metres (341.8 sq. feet)



Ground Floor
Approx. 31.8 sq. metres (341.8 sq. feet)



Basement
Approx. 30.9 sq. metres (333.0 sq. feet)



Kisdon
Main Street, Towton



Guide Price £249,950

Kisdon, Main Street, Towton, Tadcaster, LS24 9PB

A spacious two bedroom end town house set over two floors within the popular village of Towton with accommodation as follows; Entrance, WC, Utility, Formerly a Garage which has been converted to Bar Area/Bedroom Three, Sitting/Dining Room, Kitchen, Two Bedrooms and Bathroom, Garden to front, patio area to rear with off Street Parking.

TWO BEDROOMS | BAR/ENTERTAINING AREA/BEDROOM THREE | TWO FLOORS | END TOWN HOUSE | OFF STREET PARKING

SITUATION AND DESCRIPTION
Towton is a small village and civil parish in the Selby district of North Yorkshire, England. The village is best known for the Battle of Towton, fought on Palm Sunday, 29 March 1461, during the Wars of the Roses. The much sought after North Yorkshire village ideally situated for commuting throughout the Yorkshire region, just 3 miles east of the A1 and 11 miles south of Wetherby.

LOWER GROUND FLOOR

REAR ENTRANCE HALL

UTILITY AREA
with plumbing for washing machine and space for dryer/fridge freezer

WC
with low level wc and washbasin

ENTERTAINING ROOM
14' 8" x 10' 0" (4.47m x 3.05m) Formerly the garage which has been skilfully converted to create an entertaining room with laminate wood floor and bar area, French door to garden. This room could easily be used as Bedroom Three/Study.

STAIRS TO FIRST FLOOR

LOUNGE/DINING AREA
22' 6" x 15' 10" (6.86m x 4.83m) with window to front and rear, feature fireplace

KITCHEN
10' 9" x 7' 9" (3.28m x 2.36m) having wall and floor mounted units, integrated fan oven with hob over and extractor, dishwasher, window to rear aspect



FRONT HALLWAY
with door to front

STAIRS SECOND FLOOR
window to half landing

BEDROOM ONE
12' 4" x 11' 11" (3.76m x 3.63m) having window to front and built in storage cupboard

BEDROOM TWO
12' 4" x 10' 9" (3.76m x 3.28m) window to rear

BATHROOM
having bath with shower over, vanity washbasin and concealed WC, window to rear

OUTSIDE
small neat garden to front whilst to the rear lies off street parking, courtyard garden and gated access

COUNCIL TAX BAND D

