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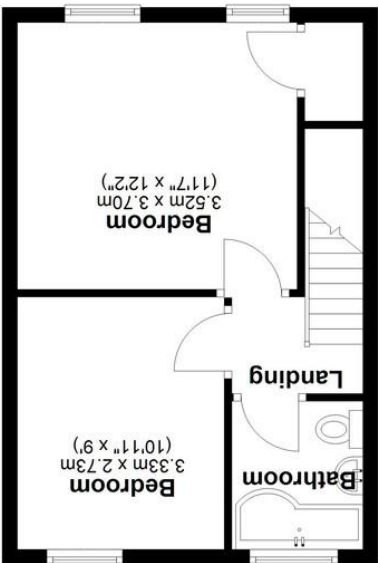
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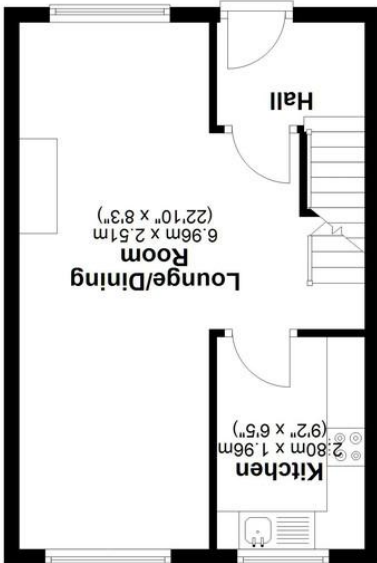
Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons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

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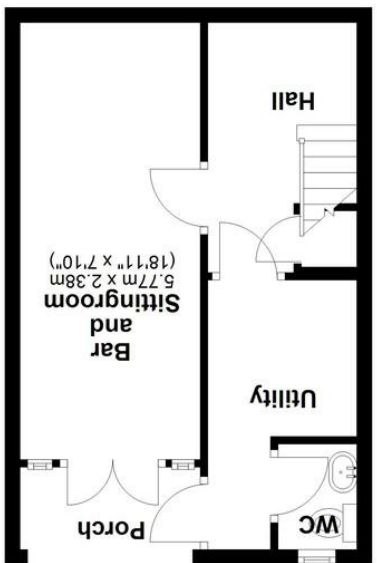
Total area: approx. 94.4 sq. metres (1016.6 sq. feet)



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 £234,750

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

With NO ONWARD CHAIN this spacious three bedroom end town house set over three 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

**NO ONWARD CHAIN | BEDROOM
THREE/ENTERTAINING AREA | TWO BEDROOMS |
END TOWN HOUSE | OFF STREET PARKING | | | |**

SITUATION AND DESCRIPTION
History - Towton Hall is a property with a reputation shaped by its connection to the Wars of the Roses and in particular the Battle of Towton that took place in 1461 during which the tide of power turned in Edward IV's favour. Towton Hall's magnificent fourteenth century tower with its wattle & daub walls still stands. In the 1990s the bodies of fleeing Lancastrian soldiers were discovered buried beneath the property and it is believed that soldiers slept in the loft space. Historians are still looking for Richard III's commemorative chantry chapel built soon after the battle, a battle documented as the largest to take place on English soil. Part of Towton Hall dates from 1770 when the First Lord of the Admiralty, Lord Hawke, lived there.

Environs - Towton is a traditional linear Yorkshire village that lies midway between York and Leeds, amidst fine North

Yorkshire countryside. A small village with a rural pub, its great strength lies in its location which is remarkably convenient for access to York, Leeds and only five miles from the A1M. The market town of Tadcaster with its many amenities and historic bridge spanning the river Wharfe is home to the oldest brewery in Yorkshire and lies only five minutes' drive away.

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

BEDROOM THREE
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

