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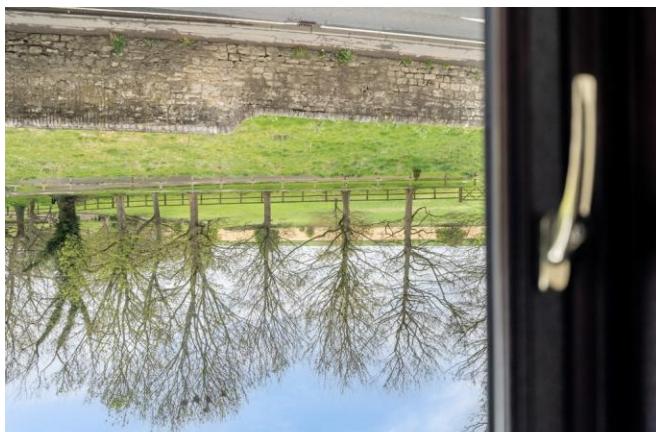

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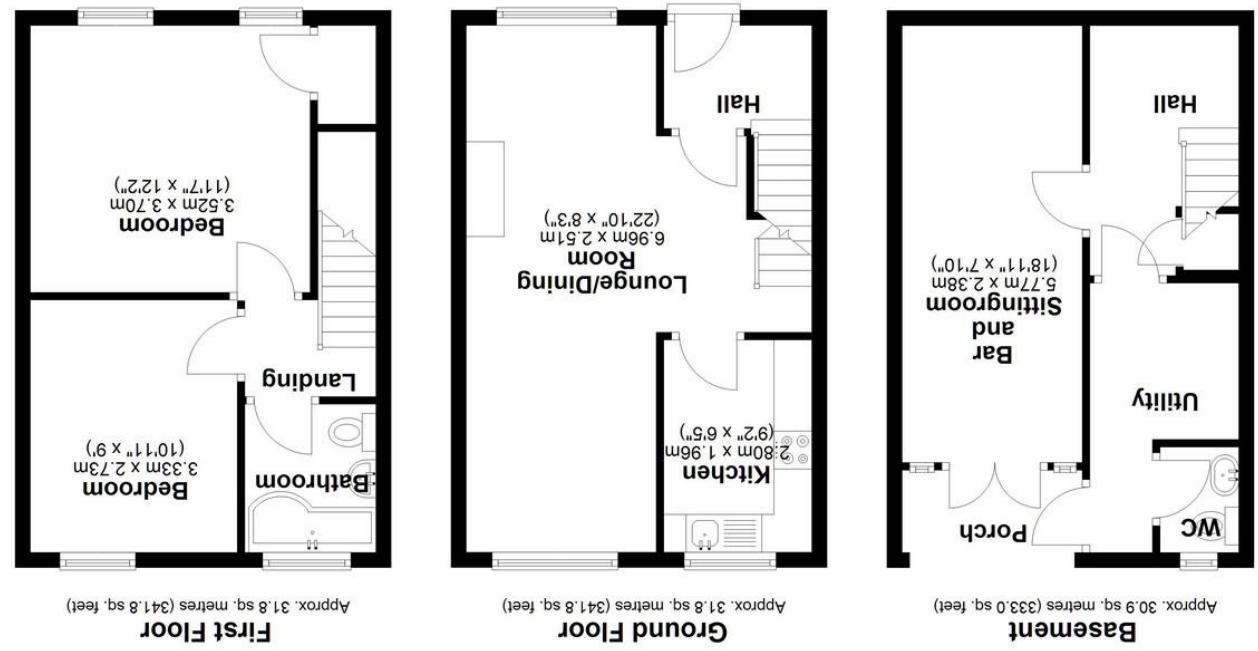
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any authority to make or give any representation or warranty in relation to the property.



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



# 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

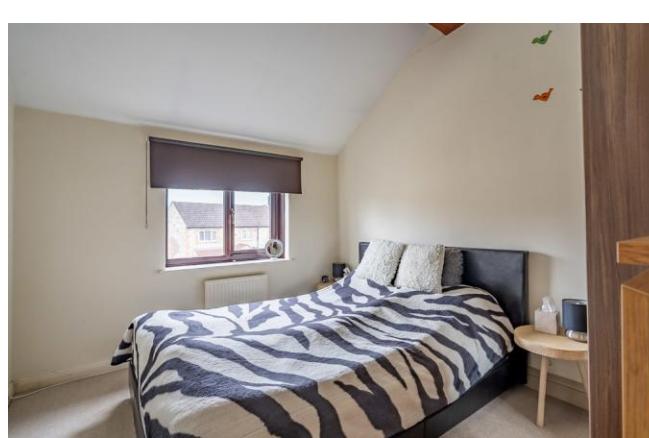
### LOUNGE/DINING AREA

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