



TENURE

Freehold

COUNCIL TAX

Band F (from internet enquiry)

SERVICES

We understand mains waterm, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared August 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Tadcaster ~ 8 Turnpike Road, LS24 8JS

A beautifully presented and sympathetically extended four-bedroom detached family home, enjoying a choice corner plot on this established popular development on the outskirts of Tadcaster with ease of access to the A64 for commuting further afield.

- Beautifully presented and modernised family home
- Four bedrooms and stylish house bathroom suite
- Principal bedroom having both en-suite dressing room and shower facility
- Two tastefully decorated reception rooms, lounge with wood burning stove
- Stunning open plan living/kitchen diner with bi-folds to rear garden
- Lawned gardens to front and rear, driveway parking for 2 cars

£495,950 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Summary

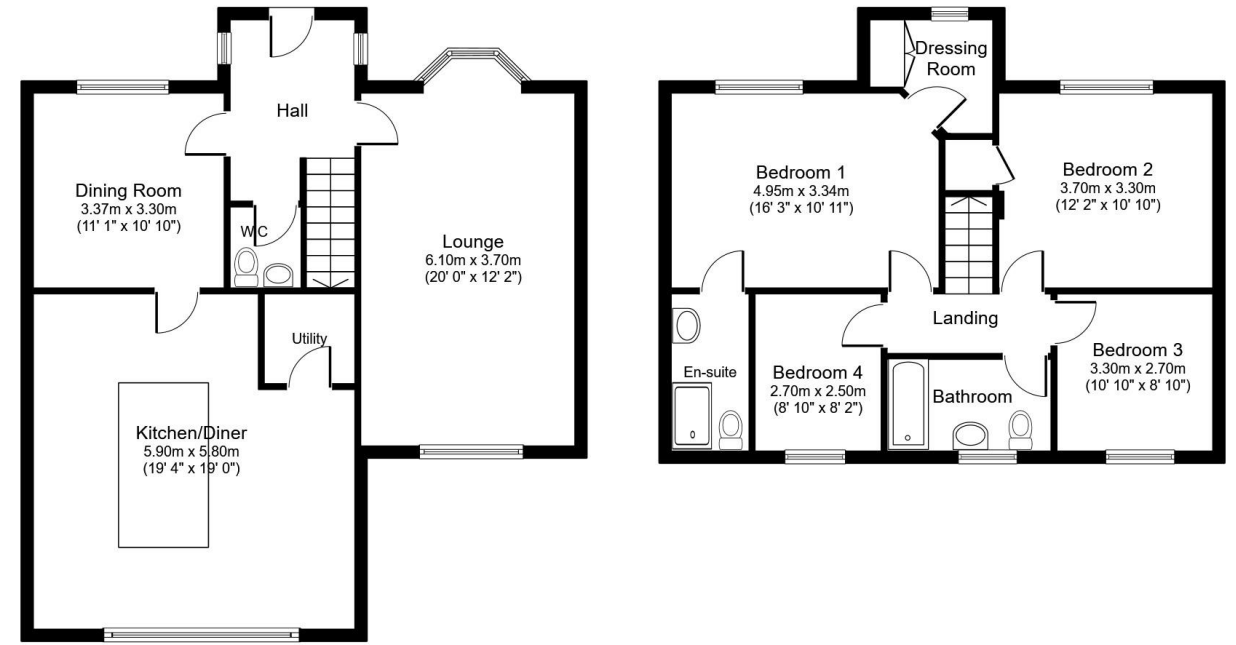
This superb modern family home has been thoughtfully extended and fully modernised by the current owners, resulting in a stunning open-plan living / kitchen and dining area. The property benefits from a newly installed gas-fired central heating system with contemporary radiators, as well as replacement double-glazed windows and doors, tastefully decorated throughout.

Upon entering the ground floor, you are greeted by a generous hallway with oak flooring a staircase leading to the first floor and a conveniently located downstairs w.c. with a modern vanity wash basin. The lounge is of excellent size featuring a bay window seat at the front and patio doors that open out to the rear garden, together with recently installed wood burning stove. The separate dining room seamlessly flows into a truly stunning open plan kitchen, comprehensively fitted with a range of Shaker-style wall and base units. The kitchen boasts high-end integrated appliances, including a Miele oven, Bora hob and full-height fridge and freezer, along with a large central island and breakfast bar area. This space is ideal for both cooking and entertaining with comfortable seating and relaxation areas to the side and 5-leaf bi-folding doors that lead out to the private rear garden. Additionally, there is a utility room off the kitchen with space and plumbing for an automatic washing machine.

On the first floor, the principal bedroom stands out as a particular feature of this family home revealing a luxurious en-suite shower and a walk-in dressing room providing a private and comfortable retreat. There are two further double bedrooms each tastefully appointed, as well as a beautifully designed house bathroom featuring stylish wall tiles and high-end sanitary ware. The fourth bedroom, which could serve as a nursery or home office, completes the upstairs accommodation.

To the outside, the property enjoys a prime corner plot with a level lawn garden at the front and a path leading to the front door. At the rear, there is driveway parking sufficient for two vehicles, providing access to a detached double garage with a recently installed electric roller door, double doors from the garage lead into the private rear garden, which is enclosed by a walled perimeter. The garden features a level lawn and a generous stone-flagged patio area, directly accessible from the kitchen diner, creating the perfect spot for outdoor relaxation and dining.

Located on this popular development on the outskirts of Tadcaster, the property provides convenient access to the A64 making it an ideal choice for those commuting further afield while.



Ground Floor

First Floor

NOT TO SCALE For layout guidance only

Total floor area 130 sq.m. (1,399 sq.ft.) Approx

