



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band E (from internet enquiry)

**SERVICES**  
We understand mains water, electricity, gas and drainage are connected.

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

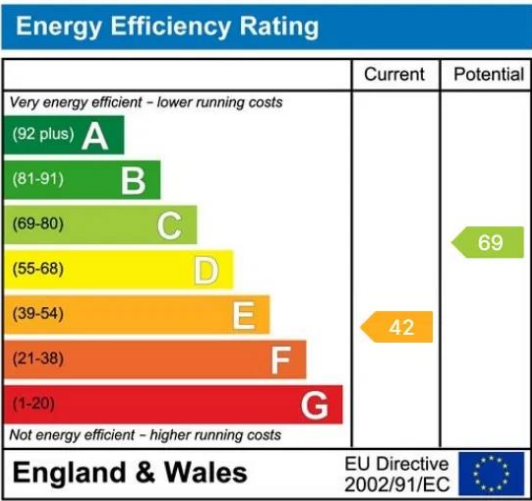
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 November 2024



**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.
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**Tadcaster ~ 42 Oxton Lane, LS24 8AG**

An individual 4-bedroom detached house occupying a generous plot on the edge of Tadcaster providing scope for modernisation, available with no onward chain.

- Versatile layout designed for the original and only occupier since 1965
- 2 double ground floor bedrooms, lounge and kitchen
- Two first floor bedrooms
- Oil central heating and double glazed (some triple glazed) windows
- Two driveways for off road parking
- Generous sized plot

**£395,000** PRICE REGION



CHARTERED SURVEYORS  
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VALUERS

01937 582731  
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Property Description

An individual detached house built in 1965 to the former owner’s specification, providing versatile accommodation, arranged over two floors. Now providing scope for cosmetic improvements and possible extension subject to usual planning consents.

The property has oil fired central heating and is mostly double glazed with some triple glazing, and briefly comprises;

On the ground floor the reception hall gives access to a through lounge with dining area and separate kitchen. There is also a double bedroom at the front and further bedroom at the rear, which has been used as a dining room, next to which is the family bathroom with three piece coloured suite. An open tread staircase from the hall provides access to a first floor landing where there are two further bedrooms and useful storage area.

The property benefits from two driveways, one of which is block paved and gives access to an attached garage. The second driveway provide additional off-road parking.

The gardens are a feature being generous sized, having gravel to the front with low brick boundary walls and wrought iron gates, good size lawn gardens to side and rear with flagged patio areas and vegetable patch, apple tree, plum tree, greenhouse, oil storage tank and garden shed.

Tadcaster is a North Yorkshire town situated one mile north of the A64 Leeds to York road and some three miles east of the A.1. Situated almost midway between Leeds and York, Harrogate and Selby are also within easy car commuting distance.

