



TENURE

Freehold.

COUNCIL TAX

Band C (from internet enquiry).

SERVICES

We understand mains water, electricity, gas central heating and drainage are connected.

N.B

There is a monthly private road charge of £39.48.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tadcaster ~ 11 Tower Crescent, LS24 9JP

A beautifully presented 3-bedroom 2-bathroom end town house arranged over three floors. Internal inspection strongly recommended

- Stunning open plan kitchen diner with French doors to landscaped garden
- First floor living room and bedroom 3
- Bedroom 1 with en suite shower room
- Double bedroom 2 and separate bathroom
- Fitted wardrobes to two bedrooms
- Gas central heating and double glazing installed
- Delightful, landscaped rear garden with shed

£285,000 PRICE REGION



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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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ESTATE AGENTS
VALUERS

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Property Description

Occupying a cul de sac position near the edge of town, a well-presented and much improved end-town house providing spacious and flexible accommodation arranged over three floors. Offering comfortable and practical living, this home is perfect for those seeking a modern property being close to a range of local amenities.

Inside, the property is tastefully decorated throughout, with a spacious ground floor comprising a well fitted kitchen/dining room. French doors open up to a beautifully landscaped rear garden, with Indian stone paving, patio and lawn, ideal for enjoying the outdoors. The ground floor also features a utility room and a convenient WC.

On the first floor, you'll find a generous lounge, providing a relaxed space to unwind. There is also a bedroom on this floor, which could easily be used as a study or guest room. The second floor is home to a main bedroom with an en-suite shower, along with a second double bedroom and the family bathroom. Both bedrooms have fitted wardrobes.

With gas central heating, double glazing, and a driveway parking space to the front, this property offers all the essentials for modern living. The enclosed rear garden with shed included completes the picture, providing a great spot for outdoor relaxation.

Internal viewing is strongly recommended.



NOT TO SCALE For layout guidance only

