



TENURE
Freehold.

COUNCIL TAX
Band B (from internet enquiry).

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

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

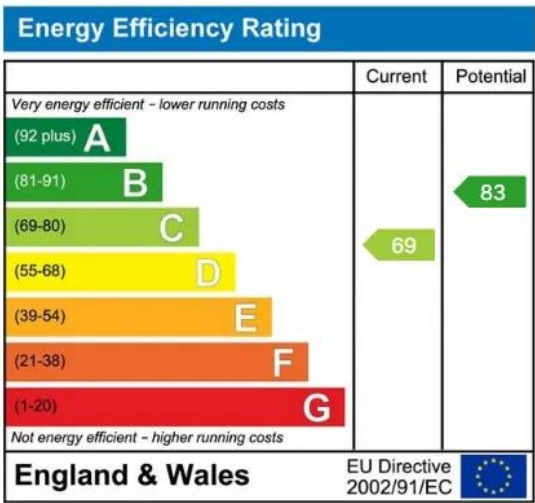
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



Tadcaster ~ 39 Ash Tree Walk, LS24 9HW

A charming three-bedroom end of terraced property with stunning open aspect over adjoining countryside, well-proportioned and tastefully decorated throughout, early viewing is advised.

- Well-proportioned three-bedroom end terrace
- Through living room with feature fireplace
- Fitted kitchen
- Master bedroom with fitted wardrobes and elevated views
- Refitted family bathroom
- Well presented and tastefully decorated
- Private 'sun trap' gardens
- Brick built outbuilding storage

£220,000 PRICE REGION



MISREPRESENTATION ACT

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Property Description

To the ground floor; Accessed via a UPVC double glazed front door, the ground floor opens into a welcoming entrance hallway with laminate flooring that continues through to the kitchen. Stairs rise to the first floor with useful storage cupboard beneath.

The kitchen is fitted with a modern range of high-gloss wall and base units, complemented by work surfaces and tiled splashbacks and serving hatch through to the living/dining area. Integrated appliances include an electric oven, four ring gas hob and extractor hood. There is space and plumbing for a washing machine, slim line dishwasher, and fridge-freezer along with a wall mounted Ideal gas fired combi boiler is concealed in a cupboard. The kitchen benefits from a double glazed window overlooking the rear garden along with double glazed personnel door.

The spacious through living/dining room features large picture windows to both front and rear, flooding the space with natural light. A feature fireplace with a marble hearth, timber mantelpiece, and inset living flame gas fire serves as a focal point. Laminate flooring continues throughout the space, which connects both the living and dining areas seamlessly.

To the first floor; Landing area serves three bedrooms and a family bathroom. Bedroom one is a generous double room with mirror-fronted fitted wardrobes and a large double glazed picture window offering far reaching views over open countryside. Bedroom two is another double room with built in storage cupboard and window aspect overlooking the rear garden. Bedroom three is a single room, working well as a home office or children's bedroom with a built-in cupboard over the stairs and a pleasant window aspect.

The modern family bathroom features a white three-piece suite comprising a wc, vanity wash basin with storage, and a shaped panel bath with shower and screen above. The walls and floor are attractively tiled, and there's a heated towel rail and extractor fan.

To the outside; The property is primarily accessed from the rear, with on-street parking available on Ash Tree Walk

A particular highlight of this property is the south-easterly facing rear garden, enjoying a high degree of privacy thanks to established and neatly maintained conifer hedging. The garden is mainly laid to lawn with a flagged patio seating area, a path leading to a recessed bin store, and a brick-built outbuilding. A hand gate to the side provides access to the front garden, which is also laid to lawn and bordered by a neat hedgerow. A public footpath runs in front of the property, beyond which lie open fields and beautiful rolling countryside.

