



17 Grange Road, Tadcaster, North Yorkshire, LS24 8AL

- No Onward Chain • Conveniently located between York and Leeds • Large corner plot with potential to extend • Kitchen with adjacent utility room • Spacious living room • Two double bedrooms • Third single bedroom • Family bathroom • Off street parking for multiple cars • EPC = C

Guide Price £210,000

If you are a first time buyer looking to get on the ladder or an investor seeking your next opportunity, then look no further, as this 3 bedroom property may just be for you. Situated on a large corner plot in the popular market town of Tadcaster and located a commutable distance to both York and Leeds, this property is ideal for those who work in either city or the surrounding areas.

As you enter the property you find yourself in a spacious entrance hall with a storage cupboard to your left, ideal for storing coats and shoes. As you move through to the hallway, the stairs to the first floor are on your left, with the living room on your right and kitchen straight ahead.

The kitchen comprises a U-shaped worktop with storage above and below that incorporates a 5-ring gas hob, stainless steel sink with drainer, an oven and a grill. Additionally, there is space under the worktop for a fridge and a dishwasher. Adjacent to the kitchen is a downstairs w/c and utility room, which offers extra storage space and provides room for a large fridge/freezer, washer and dryer. The rear garden is also accessible from here. Completing the downstairs is the living room which is of good size. It houses a brick-built hearth at its centre, whilst sliding doors open onto a patio seating area.

Upstairs there are two double bedrooms, a single and a family bathroom. The bathroom comprises a large walk-in shower, w/c, standalone sink and a storage cupboard.

Externally there is a large, enclosed rear garden, which offers any prospective buyer the potential to extend. To the front of the property, the driveway provides parking for multiple cars.





LARGE CORNER PLOT WITH POTENTIAL TO EXTEND



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	84

Address: Grange Road, , Tadcaster, North Yorkshire, LS24 8AL
Reference: 1749

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority North Yorkshire County Council

Services All mains services.



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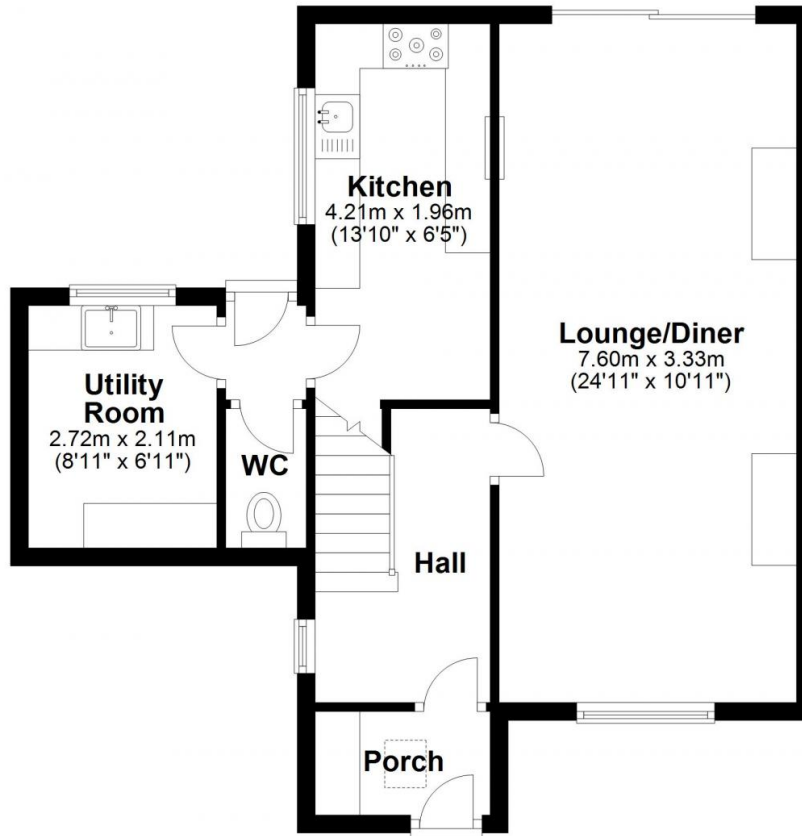


Offices in **York, Pocklington and Market Weighton**

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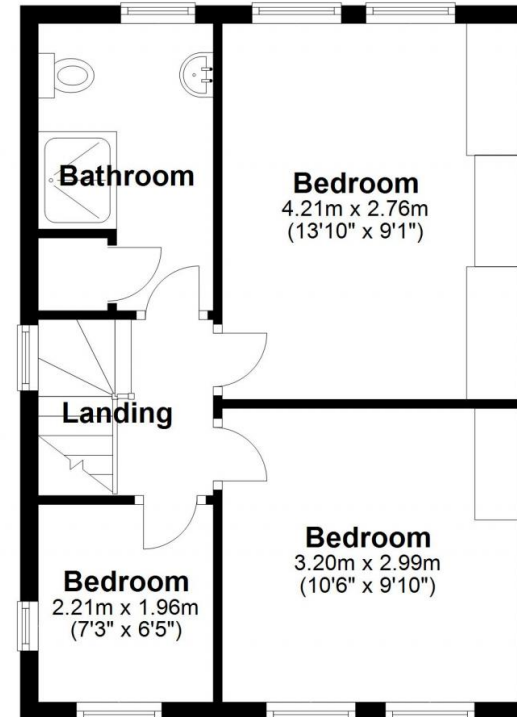
Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 93.1 sq. metres (1002.3 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.

Plan made with PlanUp
Plan produced using PlanUp.

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