



WISHART
ESTATE AGENTS

8 The Fairway
Tadcaster
LS24 9HN

£250,000

- Dormer Bungalow with potential to renovate
- 3 first floor bedrooms 2 ground floor
- Kitchen diner
- Ground floor bathroom
- Substantial drive & detached garage
- Gas boiler replaced Aug 2023
- Multifunctional accommodation requiring some modernisation
- Generous gardens



Occupying a peaceful position to the head of this cul de sac, is this five bedroom, semi-detached, dormer bungalow with good sized and attractive front and rear gardens, a larger than average drive and detached garage. Requiring some modernisation and with an abundance of potential to reconfigure and renovate, the property is ideal for those wishing to stamp their own mark on their next home.

Sloped, paved access leads from the driveway to the front door, which opens into a small entrance hall, giving access to the remainder of the ground floor.

Located to the front of the property, the sitting room features a slightly elevated position with large window overlooking the attractive front garden, which floods this room with sunlight. The main focal point of the room is a coal effect, gas fire with Adam style surround.

Positioned to the right-hand side of the property, the kitchen diner is fitted with a range of shaker style base and wall units with laminate work preparation areas over and tiled splashbacks. Integrated appliances include an Electrolux electric oven and hob. Space is provided for a washing machine, fridge and freezer. The gas fired central heating boiler, which was recently replaced, is positioned within a cupboard alongside the electric

consumer unit. An archway opens to the dining end of the kitchen which has a window to the side elevation and space for a dining table and additional furniture.

The inner hallway has a staircase leading to the first-floor accommodation.

There are two double bedrooms on the ground floor, one is fitted with built in wardrobes and an under stairs storage cupboard, both have a window which give views across the rear garden.

The house bathroom is fitted with a white, three-piece suite to include low-level WC, bath with mains shower attachment over and a sink set on a vanity unit. With partially tiled walls, tile effect vinyl flooring and a heated towel rail. A frosted window allows for light and ventilation.

The first floor has a landing area leading to three further double bedrooms. Bedroom three, located to the front of the property features built in wardrobes and again enjoys an elevated position within the dormer extension.

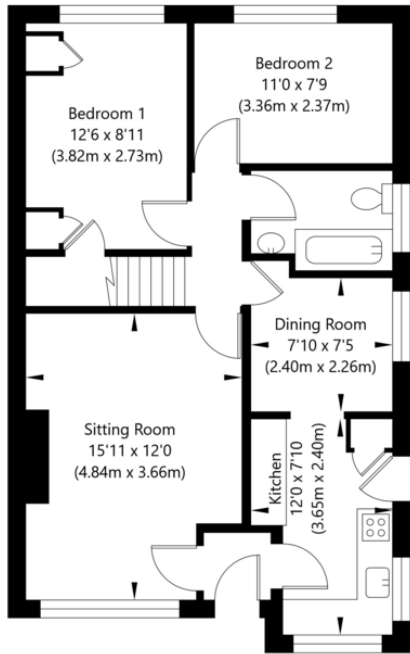
Bedroom four is another double bedroom with characterful sloping ceilings, window to the side elevation and lots of eaves storage.

Bedroom five is yet another double room, attractively, decorated with floral wallpaper, tongue and groove panelling and a large window overlooking the rear aspect.

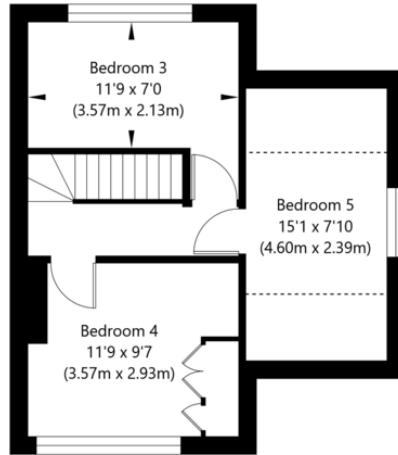
The front garden is mainly laid to lawn with flowerbeds and shrubs. A good size driveway leads along the edge of the property to a detached garage. The rear garden is mainly laid to lawn with well-stocked flowerbeds adding interest and colour. A patio seating area is ideally placed to enjoy the afternoon and evening sun.

North Yorkshire County Council
Council Tax Band C
EPC Rating D

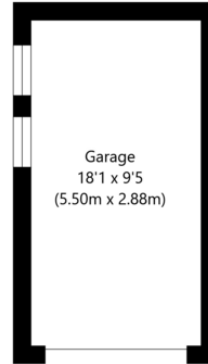




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 663 SQ FT / 61.58 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 393 SQ FT / 36.54 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1056 SQ FT / 98.12 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

C

TENURE

Freehold

LOCAL AUTHORITY

North Yorkshire Council

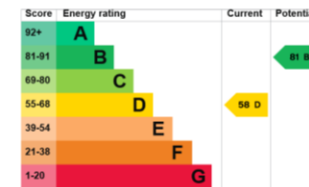
DIRECTIONS

Heading South West on the A64, take the A659 exit towards Tadcaster. Continue along the A659, York Road, and go straight on at the traffic lights onto Commercial Street. At the next set of traffic lights use the left hand lane to head straight on. Continue over the bridge and on to High Street and at the next set of traffic lights head straight on Leeds Road and take the second left onto Stutton Road. Continue along Stutton Road, past the parade of shops on the right take the next left hand turning into The Fairway. Take your next right when on The Fairway, and the property can be found on the right hand side, identifiable by our For Sale sign.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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