



WISHART
ESTATE AGENTS

24 Auster Bank Road
Tadcaster
LS24 8AX

£250,000

- 3 bedroom semi-detached
- Lounge
- Kitchen diner
- First-floor bathroom
- Off-street parking
- Secure rear garden
- Summer house
- Popular Tadcaster location



Wishart Estate Agents are delighted to present this 3-bedroom semi-detached property, neatly tucked away in a popular cul-de-sac. Boasting off-street parking, 3 good sized bedrooms, first-floor bathroom, lounge plus kitchen diner, this property also offers a secure rear garden with garden studio/summer house.

This wonderful 3-bedroom home is situated in a prime position to the head of the cul-de-sac, located away from the main entrance to the Auster Bank estate. A shared access drive provides off-street parking to the front aspect and a paved pathway leads to the front entrance door and secure gate to the rear.

Entering via a black composite door into the entrance hall with stairs leading to the first-floor landing and accommodation.

Oak effect laminate flooring runs through to the lounge, which is a generous space, illuminated by natural light from a large uPVC window. A decorative fireplace sits central to the room, and there is plenty of space for a sofa suite and other items of freestanding furniture. Finished in neutral tones.

The kitchen diner is fitted with base and wall units across the rear wall. A stainless-steel sink and drainer sit below a window overlooking the garden. Space is provided for

a large Range style oven and the kitchen can easily accommodate a large free-standing fridge freezer and formal dining set up.

A composite door to the side elevation provides access to the rear garden with space under the stairs for storing coats, bags and shoes. To the other side of the door, space and plumbing is provided for a free-standing washing machine and a small laundry set up. Finished in neutral tones and grey carpet.

A carpeted staircase leads to the first-floor landing and accommodation. A hatch provides access to the loft space which houses the gas fired boiler.

The house bathroom briefly comprises a bath with shower over, low level WC and wash hand basin with mixer tap set within a white vanity unit. A frosted window to the front provides privacy, ventilation and light, and black porcelain floor tiles and neutral wall tiles complete the room.

Bedroom 1 is a generous double overlooking the front of the property. Decorated in neutral tones and fitted with a cream carpet, this room also features hanging rails and shelves fitted within the alcove for storing clothes.

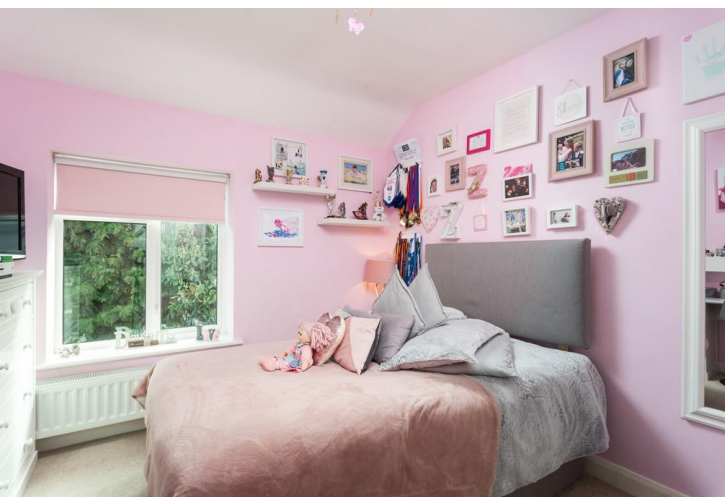
Bedroom 2 is another double room to the rear of the property with views over the garden. Decorated in pale pink tones and fitted with a cream carpet.

Bedroom 3 is a good-sized room which can comfortably accommodate a small double bed and other items of furniture. Decorated in blue tones and fitted with a cream carpet, with views over the garden.

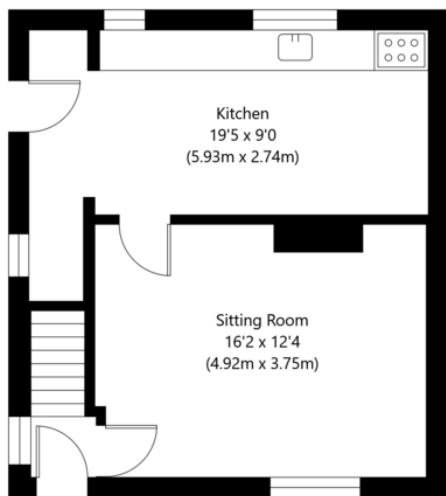
Externally, the property benefits from a secure rear garden mostly laid to lawn. A garden studio/summer house, which has been internally insulated and plastered and comes with electricity, and could make the

perfect home office or external space to enjoy.

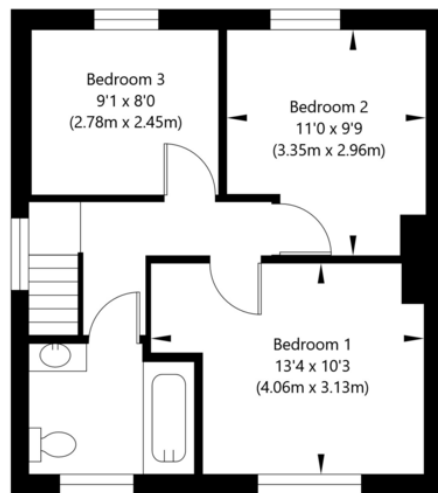
- North Yorkshire County Council
- Council Tax Band B
- EPC rating C



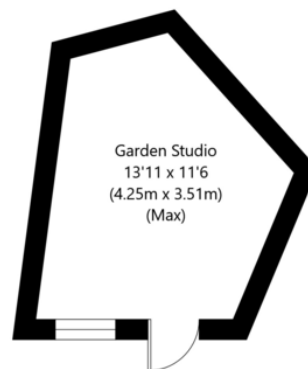




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 421 SQ FT / 39.12 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 416 SQ FT / 38.68 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 837 SQ FT / 77.8 SQ M - (Excluding Garden Studio)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

North Yorkshire Council

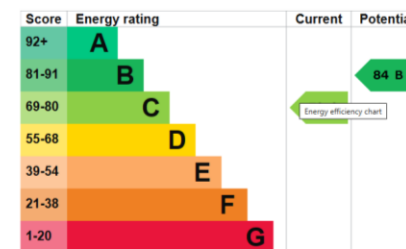
DIRECTIONS

Entering Tadcaster from the A64 heading West, take a right onto Auster Bank Road directly opposite the Coast Liner bus stop. Take your first right onto Auster Bank Road cul-de-sac and number 24 can be located straight ahead, to the left.

Energy rating and score

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

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



OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

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

