



WISHART
ESTATE AGENTS

5 Churchyard
Tadcaster
LS24 9BL

£350,000

- 2 double bedrooms
- Entrance hall with cloakroom WC
- Generous living accommodation
- Modernised kitchen & bathroom
- High specification fixtures and fittings
- Period features
- Allocated parking & communal garden
- Church & river views



Offered to market with no onward chain, and tucked away in an enviable plot, overlooking St Mary's church and the banks of the river Wharfe, is a select development of five terraced period properties. Having gone through a full conversion in 2006, this is a rare opportunity to own the original Headmistress's quarters of what was the former site of Tadcaster Grammar School, and latterly the town's former police station*.

Displaying many period features, including high ceilings, decorative architrave, and the restored original staircase, this property has been sympathetically updated to also offer the convenience of modern-day living. Items of note include a recently installed kitchen, bathroom and ground floor cloakroom, high specification fixtures and fittings, classic Farrow and Ball décor throughout

finished with meticulous attention to detail.

A cast iron gate opens to a set of stone steps that approach the shared paved courtyard leading to the property. Illuminated by the morning sun, this is a perfect spot to take in the unique surroundings on offer.

A large black timber door opens to a bright and airy entrance hall, complete with tiled flooring, high ceilings and a large sash window allowing natural light to stream down the staircase.

A ground floor cloakroom WC is situated straight ahead. The cloakroom is fitted with a high specification Villeroy & Boch low level WC and provides a wash hand basin with mixer tap set upon a vanity unit with drawers. An understairs cupboard

offers discreet storage, and a window dressed with shutters allows privacy, ventilation and light. The cloakroom is stylishly finished with neutral décor, tiled flooring and part tiled walls.

The lounge is a generous yet cosy space to relax and unwind in front of the log burning stove. Alcoves are perfect for displaying artwork and placing freestanding furniture. High ceilings, deep skirting and decorative architrave all nod to the era of the property and a sash bay window floods the room with natural light. The bay window has a wonderful view overlooking the communal gardens to the rear of the property and is styled with half height shutters for privacy. Finished with neutral décor and a grey wool carpet underfoot.

Fitted by Statement Kitchens in 2021, the kitchen diner has been thoughtfully redesigned to offer a contemporary and high-quality finish. Units, just a touch from ceiling height, run the length of the wall to the left and offer a high specification range of appliances to include: Neff slide and hide electric oven and microwave, freestanding washing machine and tumble drier and integrated fridge freezer. To the right, base and wall units offer further storage. A Franke stainless steel sink is smartly set below the counter surfaces alongside a Quooker instant boiling water tap with sparkling/chilled water cube. Appliances also include a Bora four-ring induction hob with integrated extractor, slimline dishwasher and a wine cooler. As with the rest of the property, the finishing touches of the kitchen have not been overlooked, with light toned Karndean timber effect flooring, a contrasting Quartz countertop and

undercounter lighting to create ambience.

To the entrance of the kitchen diner, a bespoke seating and storage area with Orla Kiely design cushions is situated below a window overlooking the front courtyard. With spectacular views over St. Mary's church, which conveniently only rings its bells between the hours of 8:30am and 9pm, this is the perfect spot for a morning coffee or an evening meal.

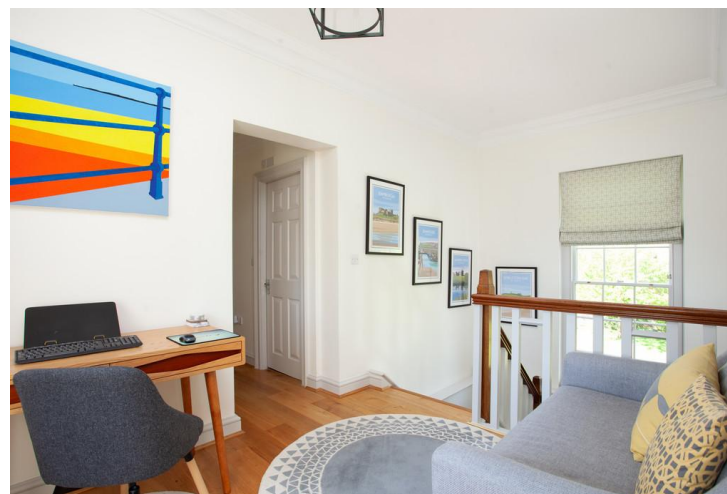
A timber door at the further end of the kitchen gives direct access to its own patio seating area, with access also to the adjoining communal gardens and a large timber shed.

The lovingly restored staircase, stylishly finished with a grey wool carpet runner and metal stair rods, leads to the first-floor landing and accommodation. Dual

aspect windows flood this area with natural light and offer unrivalled views of St. Mary's church and the banks of the river Wharfe. Currently set up as a home office area but could also make a wonderful and cosy reading nook. Finished with warm toned engineered oak flooring.

A hatch provides access to the loft, which benefits from a ladder, boarding and light.

The principal bedroom is a generous double with a large window overlooking the rear of the property, again offering those unique views of the surrounding area. A bespoke fitted Sharps wardrobe is fitted along the width of the room and provides ample clothes storage. Finished with neutral décor and grey wool carpet.







Bedroom two is another generous double room, currently set up as an office/hobby room, but has been set up as a guest room in the past. Again, dual aspect windows make this a bright and airy room, which is beautifully finished in neutral tones and high-quality wool carpet.

The house bathroom was fitted in 2021 and is finished with the same high specification fixtures and fittings found throughout the property, including a low level Villeroy & Boch WC, wall mounted hand wash basin with mixer tap and an illuminated demisting mirror. A luxurious double ended bath with mixer tap also features a mains connected shower attachment over. Finished with slate effect Karndean flooring, decorative tiled bath panels, and grey wall tiles. A window finished with a shutter is situated to the rear of the property and provides privacy,

ventilation and light.

Externally, the property has its own patio seating area to the rear adjoining a wonderful, open plan and blossoming communal garden. The residents of Churchyard all help to maintain the upkeep of the communal garden and areas.

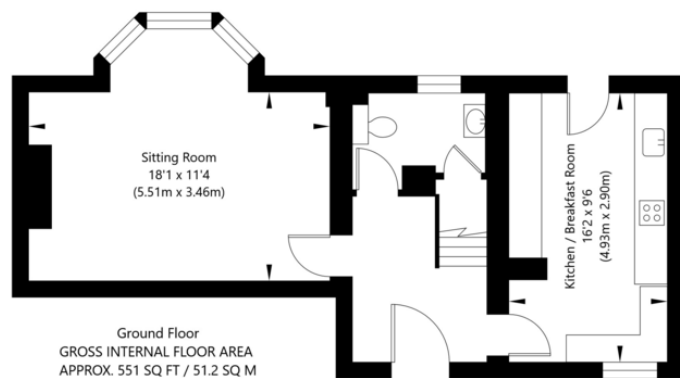
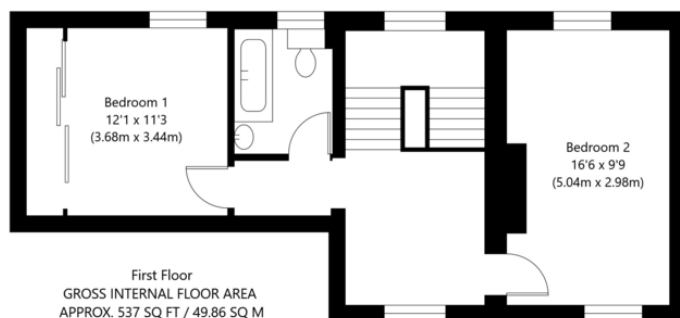
The property benefits from an allocated parking spot in the shared car park. There is also one visitor parking spot available on a first come, first served basis. Further on street parking can be found locally where needed.

The property is a leasehold property, the lease of which runs for 999 years from 5th October 2006. Ground rent is a peppercorn.

Residents of Churchyard make up Oglethorpe Management Company Ltd whereby the 8 properties at Churchyard are all equal shareholders. The residents run a self-administered sinking fund, and each household currently contributes £50 per month which goes towards funding external decoration of the building every 5 years, and towards other sundry items. Further payment may be required for works needed as and when, should it be in excess of the sinking fund.

Please note that a restriction of the lease includes no sub-letting.

*Details cited from tadhistory.org.uk



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1088 SQ FT / 101.06 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band D

TENURE

Leasehold (981 Years)

LOCAL AUTHORITY

North Yorkshire Council

DIRECTIONS

Entering Tadcaster from the A64 heading West, continue along York Road until it merges onto Commercial Street. Drive along Commercial Street until it merges onto Bridge Street and take the second right onto Chapel Street. Take your first right at the monument which leads onto Westgate. Continue slowly along Westgate and take your first left at St Mary's Church where you will access Churchyard. Parking is located in the designated parking bays straight ahead.

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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 are 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

