

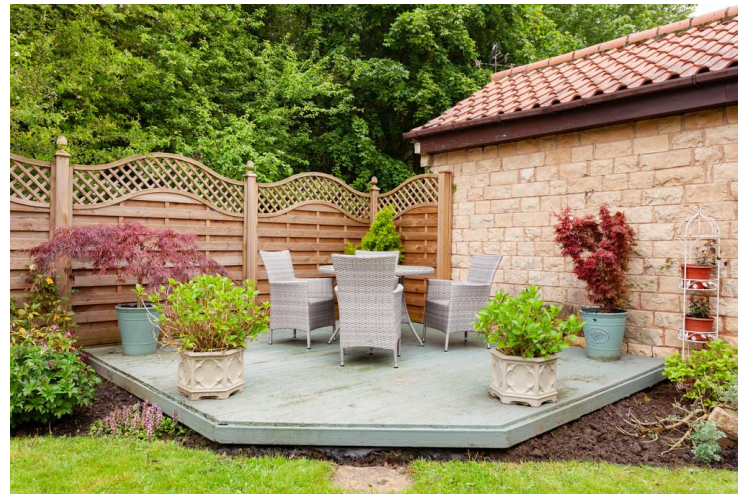


*WISHART*  
ESTATE AGENTS

9 Bow Bridge View  
Tadcaster  
LS24 8JU

£425,000 Offers Over

- No onward chain
- 4 bedroom detached
- 2 reception rooms
- Kitchen with fitted appliances
- Ground floor cloakroom
- En-suite principal room
- Garage and driveway
- Front and rear gardens



Offered to the market with no onward chain, and located in one of Tadcaster's most popular developments, is this well presented, detached family home. Boasting beautifully maintained gardens, garage, 4 bedrooms, principal en-suite bathroom, house shower room, ground floor cloakroom WC, lounge, kitchen and separate dining room.

A driveway sits alongside a perfectly manicured frontage, with borders bursting with colour. An electric roller door gives access to the garage, which also houses the recently replaced efficient combination

boiler.

A uPVC door opens to the entrance hall, which is nicely laid with warm toned timber flooring. Stairs lead to the first floor landing and accommodation.

The lounge is a generous and well-proportioned room, with light streaming through via the bay window overlooking the front lawn. A marble fireplace surround and hearth sits central to the room and is serviced by an electric log effect stove. Decorated in neutral tones, the lounge has recently benefited from a new, grey carpet.

An understairs cupboard offers extra storage for coats and shoes, and a ground floor cloakroom provides a low-level WC and pedestal wash hand basin with mixer taps. A frosted window allows for ventilation and light.

The kitchen is fitted with an array of gloss base and wall units with contrasting laminate work surfaces over. A stainless-steel sink with drainer and mixer tap sit below a window overlooking the rear garden. Integrated appliances include a double oven, microwave, fridge, freezer,

washing machine and 5 burner gas hob. Space is provided for a free-standing dishwasher. A uPVC door leads to the side elevation. Finished in neutral tones and grey laminate flooring.

The kitchen flows nicely to the dining room, which is a wonderful space with views over the garden via a set of double doors. This room offers ample space for a formal dining set up, perfect for family meals and entertaining. Finished with stylish décor and the same warm toned timber flooring found in the entrance hall.

A staircase leads to the first-floor landing and accommodation. A hatch provides access to the loft space.

The principal bedroom is a large double room overlooking the front elevation. This room offers plenty of clothes storage with a suite of fitted wardrobes plus dressing table. An en-suite bathroom services the principal bedroom, and comes complete with low level WC, pedestal wash hand basin, and a panelled bath with shower over. A frosted window provides ventilation and light. Finished with floor and wall tiles.

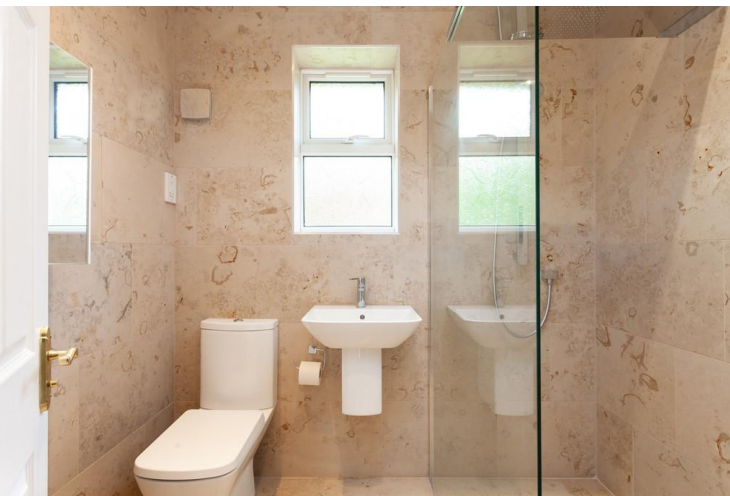
Bedrooms 2 and 3 are both double rooms offering fitted wardrobes.

Bedroom 4, whilst smaller than the other bedrooms, can accommodate a double bed, and is also ideal for utilisation as a home office.

All bedrooms, staircase and the landing benefit from recently fitted grey carpets and neutral décor.







The house shower room offers a luxurious double walk-in shower with waterfall shower head over, low level WC and wall mounted wash hand basin with mixer tap. Stone effect floor and wall tiles complete the look of the shower room, which comes complete with a heated chrome towel rail. A frost window to the rear provides ventilation and light.

Externally the property boasts well cared for front and rear gardens. A timber gate provides access to the rear garden, which is mostly laid to lawn, with attractive mature plants offering a splash of colour. A decking area is perfect for al fresco dining in the warmer months, and a summer house is a lovely place to relax and read a book. A timber shed sits to the side of the property and is perfect for storing gardening equipment.



Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 632 SQ FT / 58.72 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 674 SQ FT / 62.59 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1306 SQ FT / 121.31 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

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

North Yorkshire Council

### DIRECTIONS

Entering Tadcaster from the A64 heading West, take your first turn onto Turnpike Road. Continue along Turnpike Road to the end of the cul-de-sac and turn right onto Bow Bridge View. Number 9 is half way along Bow Bridge View, on the left hand side.

### 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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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

