

The proactive estate agent



# Stutton Road, Tadcaster, LS24 9HE

£270,000











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\*\*OPEN-PLAN LIVING AND DINING AREA\*\*CONSERVATORY\*\*OFF STREET PARKING\*\*TWO DOUBLE BEDROOMS\*\*LOFT ROOM\*\*PRIVATE REAR GARDEN\*\*DOUBLE GLAZING IN 2024\*\*NO CHAIN\*\*FULL FIBRE INTERNET\*\*

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!









### INTRODUCTION

Nestled on Stutton Road in the charming town of Tadcaster, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. With two generously sized double bedrooms, this property is perfect for small families or professionals looking for extra space.

The heart of the home features an inviting open-plan living and dining area, ideal for entertaining guests or enjoying family time. The additional loft room offers versatility, serving as a perfect office, playroom, or simply extra storage space to keep your home organized. The conservatory adds a lovely touch, providing a bright and airy space to relax and enjoy the views of the private rear garden.

This property boasts modern conveniences such as double glazing, ensuring warmth and energy efficiency throughout the year. With no onward chain, you can move in without delay and start making memories in your new home.

Conveniently located, the house is within easy reach of local shops, schools, and essential commuter routes, making it an ideal choice for those who value accessibility and community. Whether you are looking to settle down or invest, this charming property on Stutton Road is not to be missed.

### **GROUND FLOOR ACCOMMODATION**

#### **ENTRANCE**

Enter through a red door that leads into;

## **ENTRANCE HALLWAY**

2'10" x 5'3"

Entrance hallway that leads into;

# LOUNGE

10'9" x 14'6"



A double glazed window to the front elevation, with a central heating radiator beneath; open plan walkway leading into;

# **DINNING AREA** 11'5" x12'11"



A central heating radiator, a fireplace, a staircase leading to the first floor accommodation, double glazed French doors leading to the rear garden, an internal door leading into;





# **KITCHEN** 7'3" x 12'2"



A double glazed window to the side elevation, wooden shaker-style wall and base units surrounding, built in double oven and a fridge freezer, a four ring gas hob with a built in extractor fan over, one and a half white drainer sink with chrome taps over, plumbing for washing machine. The internal double glazed sliding doors leading into;



# CONSERVATORY 9'5" x 7'9"



Double glazed windows surrounding with lean to conservatory roof with a French doors leading into the rear garden;

# FIRST FLOOR ACCOMMODATION LANDING

MASTER BEDROOM 14'3" x 11'7"



A double glazed window to the front elevation, a built in wardrobe and overheads cupboards, a central heating radiator, which leads into;



**BEDROOM TWO** 9'0" x 12'11"



Double glazed window and a central heating radiator. that leads into;



**BATHROOM** 7'4" x 11'9"



A double glazed privacy window, central heating radiator, built-in bath, fully enclosed shower with hinged glass door, vanity style sink with storage beneath, closed couple w/c, and a built in storage cupboard, which leads into;



# LOFT 14'1" x 11'5"



Fitted with ceiling spotlights, a double glazed window, and integrated cupboard storage.

# **EXTERIOR**

# **FRONT**



Dwarf walls to the front and two sides, stone slab pathway leads to the stepped entrance and porch area, the rest is covered with decorative stones.



## **REAR**



The rear is accessed through the double doors in the conservatory and the double doors in the dining area where you will step out on to a flagged back garden space, there is a raised brick planter to the left boundary,





### **HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

# MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains Gas: Mains Sewerage: Mains Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

#### **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### **OPENING HOURS**

Mon - Fri 9.00am to 5.30pm Saturday - 9.00am to 1pm Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122 SELBY - 01757 241124 GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133

## **TENURE AND COUNCIL TAX**

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



# **VIEWINGS**

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



# Approx Gross Internal Area 112 sq m / 1205 sq ft







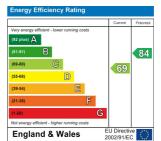


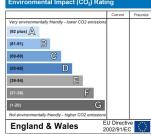




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