

# Park Row



**Calcaria Crescent, Tadcaster, LS24 9LN**

**Offers In Excess Of £300,000**



\*\*SEMI-DETACHED\*\*THREE BEDROOMS\*\*MODERN KITCHEN\*\*LAUNDRY/UTILITY ROOM\*\*ENCLOSED REAR GARDEN\*\*GARAGE\*\*DRIVEWAY\*\*LOFT BOARDED\*\*BOILER 2023\*\*EPC C\*\*IDEAL FOR FAMILIES OR FIRST TIME BUYERS\*\*NO ONWARD CHAIN\*\*

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 in the charming locale of Calcaria Crescent, Tadcaster, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Spanning an impressive 1,055 square feet, the property boasts a modern kitchen that is both stylish and functional, perfect for culinary enthusiasts and family gatherings.

The spacious reception room offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The property features a well-appointed bathroom and a convenient laundry/utility room, enhancing the practicality of everyday living. Each of the three bedrooms is generously sized, providing ample space for rest and personalization.

Outside, the enclosed rear garden offers a private sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. The property also includes a garage and a driveway that accommodates up to three vehicles, ensuring that parking is never a concern.

With a loft that has been boarded, there is additional storage space available, making it easy to keep your home organized. The boiler was replaced in 2023, adds to the peace of mind for future maintenance. The property holds an Energy Performance Certificate rating of C, reflecting its energy efficiency.

This residence is ideally situated in a friendly neighborhood, making it a perfect choice for those seeking a comfortable and convenient lifestyle. Do not miss the chance to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRY

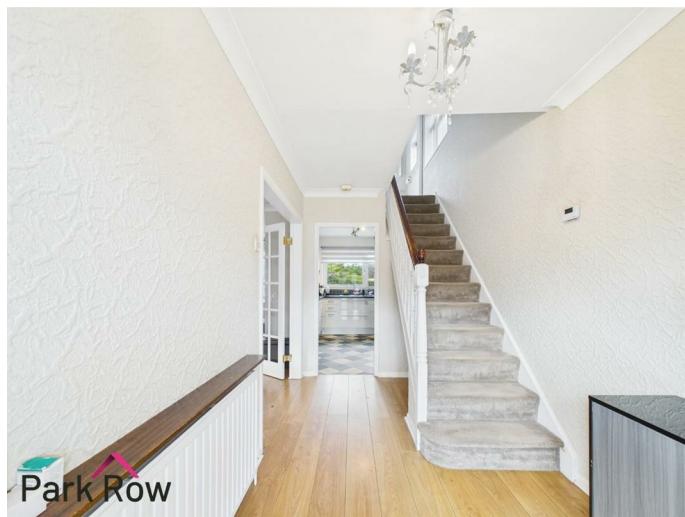
6'9" x 2'10" (2.08 x 0.87)



Enter through a uPVC front door with obscured glass panels within which lead into an internal porch, obscure glass panels to the side elevation and a white wooden door with obscure glass panels within leads into;

### HALLWAY

6'8" x 12'2" (2.05 x 3.72)



A central heating radiator, stairs which lead to the first floor accommodation and internal doors which lead into;

### LIVING / DINING ROOM

10'10" x 23'9" (3.31 x 7.26)



Glazed internal French double doors with brass handles, traditional marble fireplace, central heating radiator and double glazed windows to the front and rear elevations.



## KITCHEN

11'4" x 8'11" (3.47 x 2.74)



A double glazed window to the rear elevation, modern light grey high gloss wall and base units with chrome handles and contrasting black laminate worktops. inset stainless steel sink with drainer and chrome mixer tap, integrated oven with electric four ring hob and extractor hood over, tiled splash back and an open doorway which leads into;



## LAUNDRY ROOM

8'2" x 8'10" (2.49 x 2.71)



Double glazed window to the side and rear elevation, a central heating radiator, and modern white high-gloss wall and base units with chrome handles and contrasting black laminate worktops. Includes handleless wall and base units, with plumbing and space for a washing machine and additional space for a dryer. A uPVC half-glazed back door with a cat flap leads out to the rear garden, and an internal door leads into;

## FIRST FLOOR ACCOMMODATION

**LANDING**

6'7" x 8'0" (2.01 x 2.46)



A double glazed window to the side elevation, loft access and an internal doors which lead into;

**BEDROOM ONE**

10'10" x 12'9" (3.31 x 3.91)



A double glazed window to the front elevation, a central heating radiator and an internal door which leads to a storage cupboard.

**BEDROOM TWO**

10'9" x 10'8" (3.29 x 3.26)



A double glazed window to the rear elevation and a central heating radiator with temperature control.

**BEDROOM THREE**

6'7" x 9'8" (2.03 x 2.95)



A double glazed window to the front elevation and a central heating radiator with temperature control.



## FRONT



## BATHROOM 8'7" x 5'5" (2.62 x 1.67)



An obscure double glazed window to the side and to the rear of the elevation, a white suite comprising; a panel bath with chrome taps and rainfall style mains shower, a closed coupled low flush W/C, a pedestal hand basin with chrome mixer tap, tiled splash back, part tiled walls and a central heating radiator.

## EXTERIOR

To the front of the property there is a gravel driveway providing off-street parking and access to the garage. A paved pathway leads to the entrance porch, with a low brick boundary wall and a lawned garden area bordered by mature shrubs and hedging.

## REAR



Accessed via the side pathway from the front of the property or directly through the kitchen, the garden features a blend of lawn and paved seating areas. Enclosed by mature hedging and wooden fencing, it offers excellent privacy. A paved patio provides the perfect spot for outdoor dining, while the lawn is bordered by established shrubs. To the rear, a raised seating area offers additional space for relaxation and room for a shed.



## GARAGE

8'9" x 16'8" (2.67 x 5.09)

Accessible via the up and over external door and the internal door in the laundry room.

## AERIAL SHOT



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

## 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.

## 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.

## 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

## 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.







**T** 01977 681122

**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	(91-91) B	69	75
(90-89) C	(89-88) D		
(88-84) E	(83-80) F		
(80-76) G	(76-70) H		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(91-91) B	69	75
(90-89) C	(89-88) D		
(88-84) E	(83-80) F		
(80-76) G	(76-70) H		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC	EU Directive 2002/91/EC		