

Park Row

The proactive estate agent



Tower Crescent, Tadcaster, LS24 9FD

£140,000



****GROUND FLOOR APARTMENT**TWO BEDROOMS**NO ONWARD CHAIN**OFF STREET PARKING**EN-SUITE**OPEN PLAN KITCHEN/LOUNGE/DINING ROOM**PERFECT FOR FIRST TIME BUYERS**GREAT FOR INVESTORS**COMMUNAL GARDEN****

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!



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INTRODUCTION

Welcome to this charming ground floor apartment located on Tower Crescent in Tadcaster. This delightful property spans an area of 608 square feet and is an ideal choice for first-time buyers or savvy investors looking to expand their portfolio.

As you enter, you will find a spacious open plan kitchen, dining, and lounge area, perfect for both entertaining guests and enjoying quiet evenings at home. The layout is designed to maximise space and light, creating a warm and inviting atmosphere. The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from an ensuite bathroom, providing added convenience and privacy. A family bathroom serves the second bedroom and guests alike.

One of the standout features of this property is the allocated off-street parking for one vehicle, ensuring that you have a secure and convenient place to park. Additionally, residents can enjoy access to a rear communal garden, a lovely space to relax and unwind amidst greenery.

This apartment is not only practical but also offers a comfortable lifestyle in a desirable location. With its modern amenities and thoughtful design, it presents a wonderful opportunity for those looking to make their first step onto the property ladder or for investors seeking a rental property in a sought-after area. Don't miss the chance to view this lovely home in Tadcaster.

AGENTS NOTE

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter via a wooden door in the communal hallway which leads into;

HALLWAY

Internal door which leads into a storage cupboard and further internal doors which lead into;

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM 21'1" x 14'1" (6.45 x 4.30)



Two double glazed windows to the side elevation, wooden wall and base units, square edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, integral fridge/freezer, built in oven, electric hob with a built in extractor fan over, tiled splashback, space and plumbing for a washing machine plus an electric radiator.



BEDROOM ONE

13'1" x 10'8" (4.01 x 3.26)



A double glazed window to the side elevation, an electric radiator and a door which leads into;

ENSUITE

6'9" x 5'4" (2.08 x 1.64)

An obscure double glazed window to the side elevation and includes; a close coupled w/c, a hand basin with chrome taps over and a shower with a glass shower screen.

BEDROOM TWO

8'5" x 8'0" (2.59 x 2.45)



A double glazed window to the side elevation and an electric radiator.

BATHROOM

7'1" x 5'5" (2.17 x 1.67)



Includes; a close coupled w/c, a panel bath with chrome taps over, a hand basin with chrome taps over and an electric heated towel rail.

EXTERIOR

FRONT



To the front of the property there is access into the main building which leads to the entrance door and one allocated parking space.

REAR



The rear is mainly lawn and is a shared space between all residents.

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.

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.

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Heating: Electric

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.

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.

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.

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

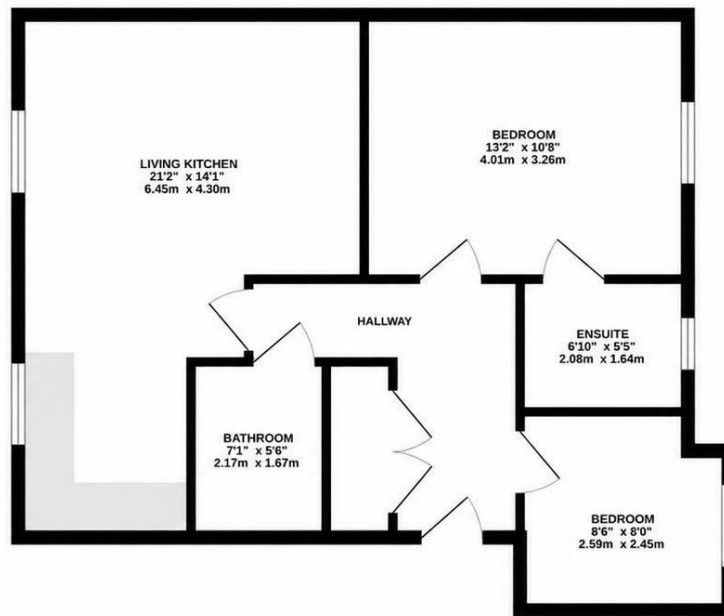
PONTEFRACT & CASTLEFORD - 01977 791133



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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

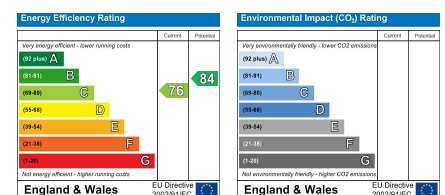
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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