

Park Row

The proactive estate agent



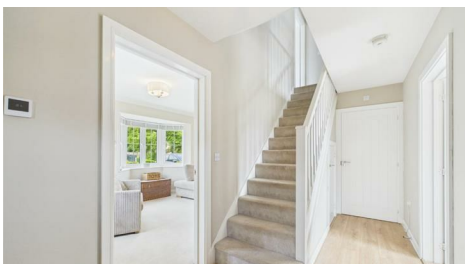
Tornado Drive, Tadcaster, LS24 9GA

£295,000



****SEMI-DETACHED HOME**THREE BEDROOMS**DOWNSTAIRS W/C**EN-SUITE IN MASTER BEDROOM**ENCLOSED REAR GARDEN**OFF-ROAD PARKING**PERFECT FOR FAMILIES**IN SOUGHT AFTER AREA OF CHURCH FENTON****

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

Nestled in the desirable area of Tadcaster, this charming semi-detached home on Tornado Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The master bedroom boasts the added luxury of an en-suite bathroom, providing a private retreat for relaxation.

The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, a convenient downstairs w/c enhances the practicality of the living space.

Step outside to discover an enclosed rear garden, a delightful space for outdoor activities, gardening, or simply unwinding in the fresh air. Off-road parking is also available, ensuring that you have a secure place for your vehicle.

This home is situated in a sought-after area of Church Fenton, known for its friendly community. With easy access to schools, shops, and transport links, this property is not just a house, but a place to create lasting memories. Don't miss the opportunity to make this lovely home your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a grey composite door with a double glazed obscure window within which leads into;

HALLWAY

6'2" x 15'2" (1.89 x 4.64)



Stairs which lead up to the first floor accommodation, an under-stairs storage cupboard, a central heating radiator and internal doors which lead into;

LOUNGE

9'5" x 15'8" (2.89 x 4.80)



A double glazed window to the front elevation, double glazed bay window to the side elevation and a central heating radiator.



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KITCHEN/DINING ROOM

10'2" x 15'8" (3.11 x 4.80)



A double glazed window to the side elevation, double glazed window to the rear elevation, central heating radiator, grey shaker style base and wall units, wooden effect worktop, stainless steel one and a half drainer sink basin with a chrome tap over, four ring gas hob with built-in extractor fan over, integrated microwave, integrated oven, integrated fridge/freezer, integrated dishwasher and double glazed double doors which lead out to the rear garden.



W/C

5'6" x 3'2" (1.70 x 0.99)



A close coupled w/c with a concealed cistern, a central heating radiator and a pedestal hand wash basin with a tiled backsplash.

FIRST FLOOR ACCOMMODATION

LANDING

6'3" x 12'2" (1.91 x 3.71)



Central heating radiator, loft hatch access, cupboard with space for storage and internal doors which lead into;

BEDROOM ONE

9'6" x 10'8" (2.92 x 3.27)



Double glazed window to the side elevation, central heating radiator and a door which leads into;

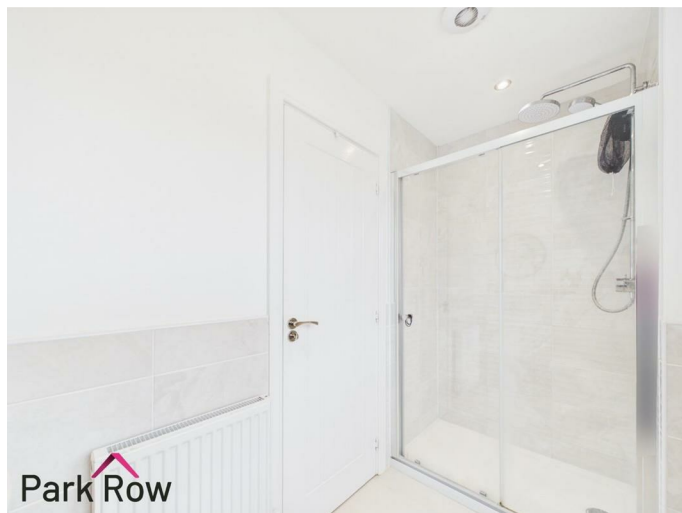


EN-SUITE

9'0" x 4'7" (2.75 x 1.40)



Double glazed obscure window to the front elevation, central heating radiator, back-to-wall w/c, pedestal hand wash basin with a chrome tap over and a fully tiled mains shower with a glass shower screen.



BEDROOM TWO
10'4" x 7'9" (3.15 x 2.37)



Double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE
10'4" x 7'8" (3.15 x 2.36)



Double glazed window to the side elevation and a central heating radiator.



BATHROOM

6'2" x 5'6" (1.90 x 1.69)



Double glazed obscure window to the front elevation, central heating radiator, back-to-wall w/c, pedestal hand wash basin with a chrome tap over and a panel bath.

EXTERIOR

FRONT



To the front of the property there is a paved pathway which lead to the entrance door and to the rear garden, borders filled with decorative stones, black metal fencing and a block paved driveway to the side of the property.

REAR



Accessed via the double doors in the kitchen/dining room and the wooden gate at the front of the property where you will step out onto; a paved area with space for seating, a pebble pathway which leads to a shed, perimeter fencing to the left hand side, perimeter brick built wall to the right hand side and the rest is mainly lawn.



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AERIAL PHOTO



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
PONTEFRAC & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: C

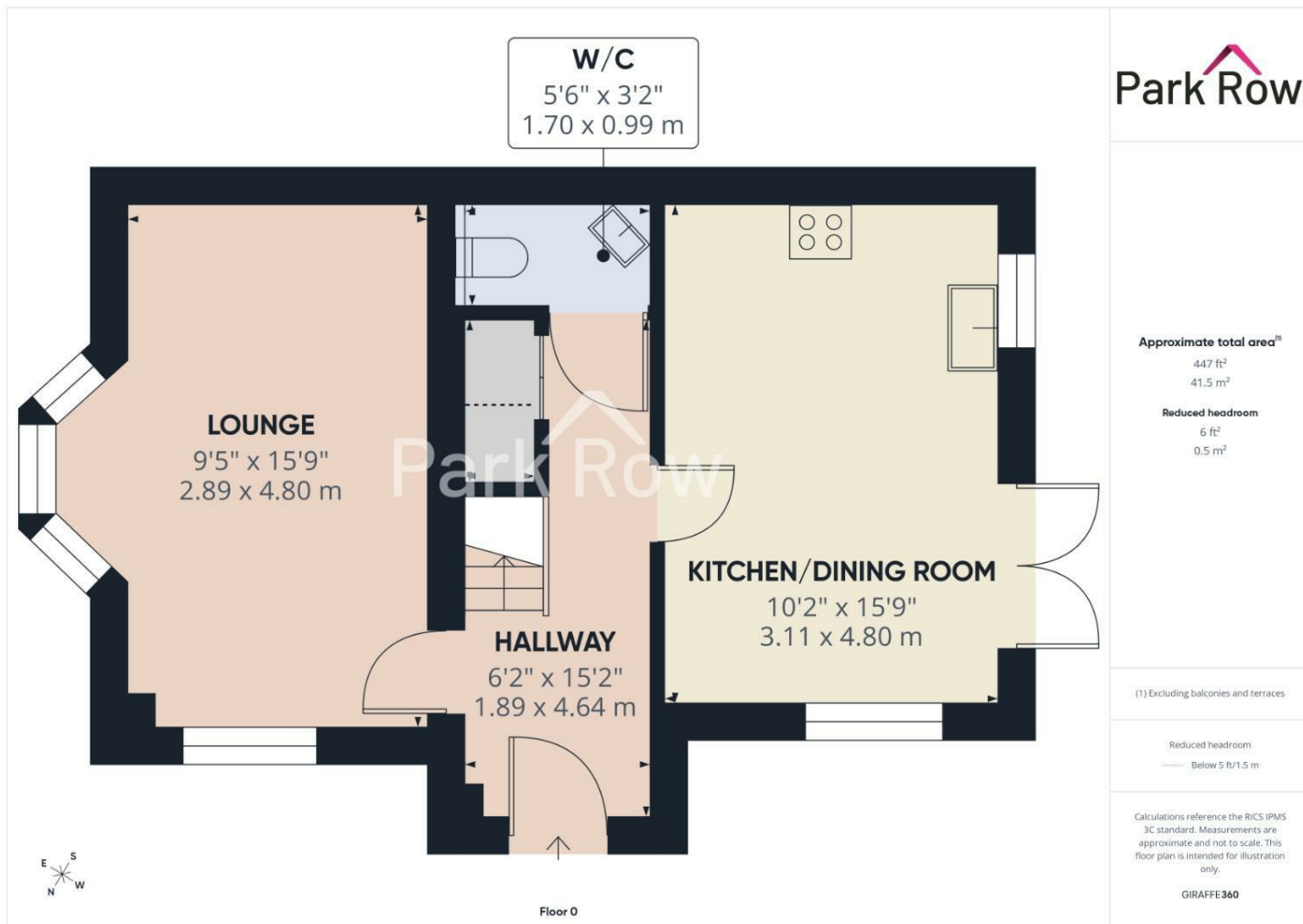
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

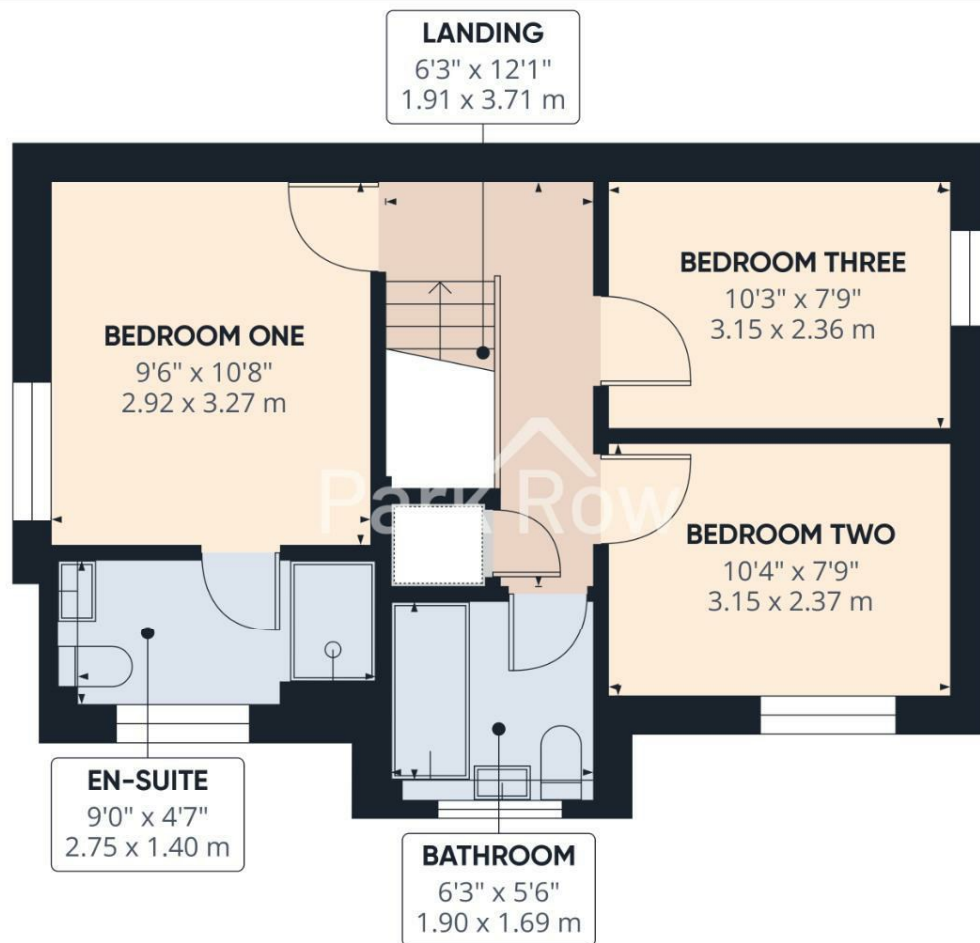
VIEWINGS

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.



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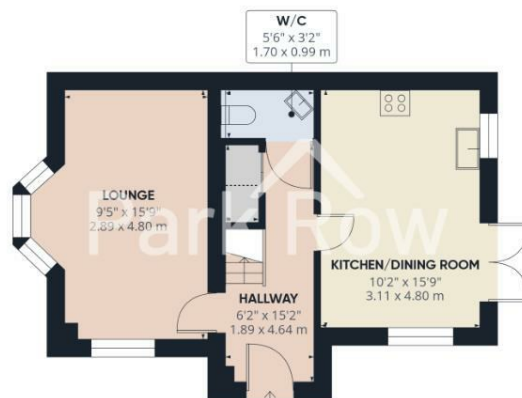


Approximate total area⁽¹⁾
393 ft²
36.5 m²

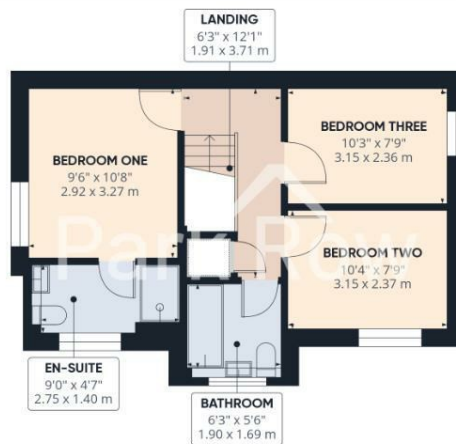
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
840 ft²
78 m²

Reduced headroom
6 ft²
0.5 m²

(1) Excluding balconies and terraces.

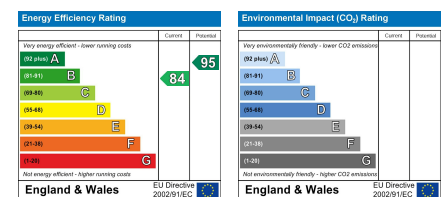
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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