



Fairfield Road, , Tadcaster, LS24 9SN

- TWO BEDROOM APARTMENT
- SPACIOUS LOUNGE
- CLOSE PROXIMITY TO LOCAL AMENITIES
- SCOPE FOR MODERNISATION
- SOUGHT AFTER LOCATION
- EPC - C / COUNCIL TAX - B

Asking Price £150,000



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DESCRIPTION

This spacious two bedroom, first floor apartment presents an excellent opportunity for buyers looking to get onto the property ladder and/or modernise. Ideally positioned within a well established residential area of Tadcaster, the property offers generous accommodation and strong potential throughout.

The layout comprises a bright and airy reception room, breakfast kitchen, two well proportioned bedrooms and house bathroom. While the property would benefit from refurbishment, it provides a fantastic blank canvas for those seeking to put their own stamp on a home.

Additional benefits include communal gardens and close proximity to local amenities, transport links and schools.

Offered with no onward chain, this property would make an ideal investment or first-time purchase.

Early viewing is highly recommended to fully appreciate the potential on offer.

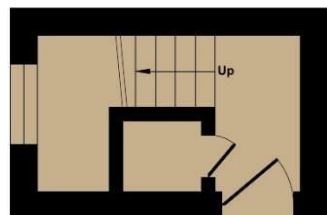




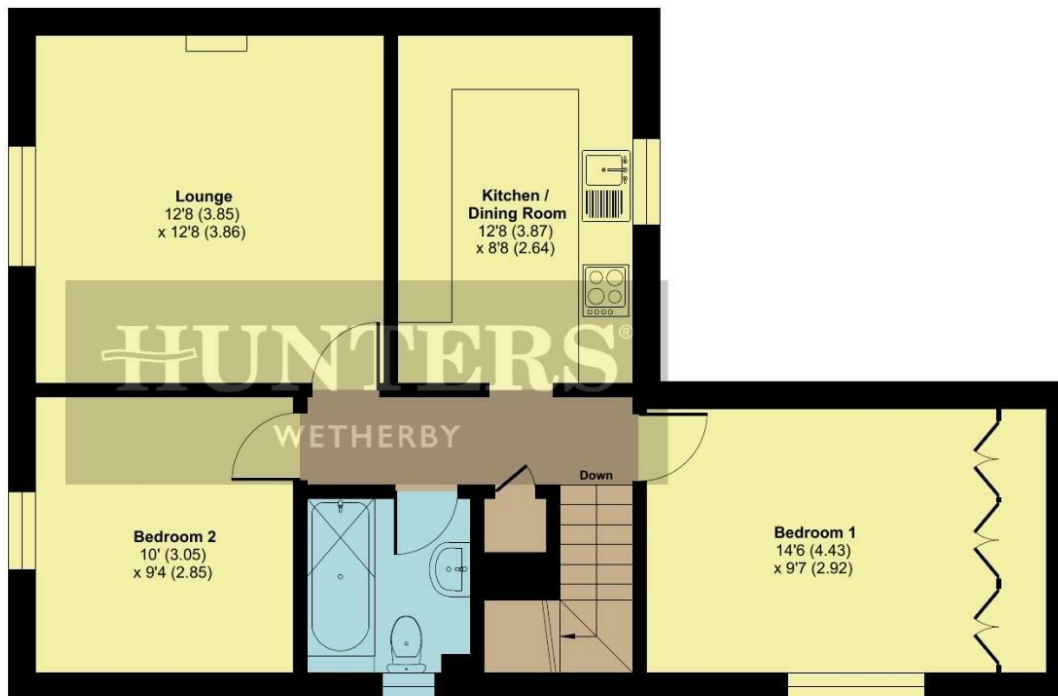
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Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 5 SQ M
(54 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 60 SQ M
(646 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 1447793

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

