



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :  
Freehold**



Offers in the region of £270,000  
Station Road, Tadcaster



Offered to the market with no onward chain, this truly immaculate Victorian two bedroom semi detached home is superbly located on the ever popular Station Road in Tadcaster.

Finished to a high standard throughout, the accommodation briefly comprises an entrance hallway, a welcoming lounge, and a stylish kitchen diner ideal for modern living. To the first floor, a central landing provides access to two well proportioned bedrooms and a contemporary bathroom.

The property further benefits from double glazed windows, gas central heating, HIVE heating system, CCTV and burglar alarm. The property also benefited from a full electrical re-wire in 2018.

Externally, there is a lawned garden to the front, while the rear offers a low maintenance garden with patio seating area, a private driveway, and a useful garden shed. To the rear from the garden shed you have access to a car EV-Charger.

Perfectly positioned in the heart of Tadcaster, the home is within a five minute walk of a swimming pool, library, sports centre, tennis courts and well regarded primary schools. The High Street, with its range of shops, bars, restaurants and pubs, is just ten minutes on foot, and Tadcaster Grammar School lies under two miles away.

For further information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

**Kitchen** *4.28m x 4.27m (14' 1" x 14' )*

A truly stunning kitchen diner with high quality bespoke fitted kitchen. Shaker style units. Quartz worktops and upstands. Belfast style sink. Bespoke shelving. Rangemaster cooker. Glass splashback and an extractor hood over. Integrated under counter fridge and freezer as well a washing machine. Pull out bin. Double glazed windows. Column central heating radiator. Coving to ceiling.

**Lounge** *3.51m x 3.17m (11' 6" x 10' 5")*

Fitted base units. Shelving. Floating beam. Picture rail. Coving to ceiling. Feature lighting. Two double glazed windows.

**Bedroom 1** *3.17m x 3.70m (10' 5" x 12' 2")*

Double bedroom with coving to ceiling. Column style radiator. Double glazed window. Walk in wardrobe.

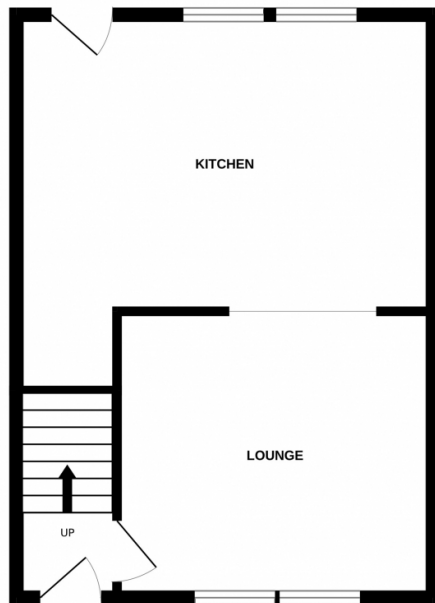
**Bedroom 2** *3.20m x 2.69m (10' 6" x 8' 10")*

Double bedroom with coving to ceiling. Column style radiator. Double glazed window.

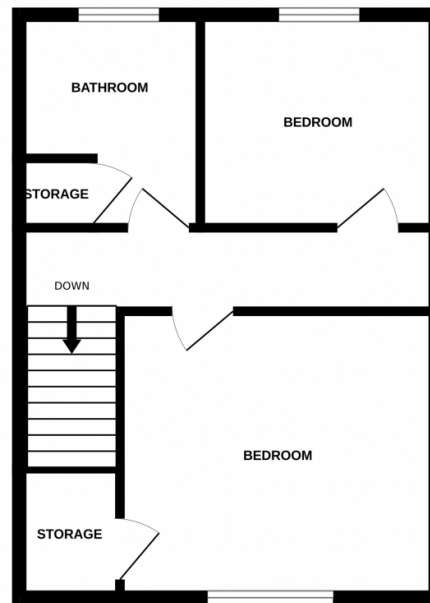
**Bathroom** *3.16m x 1.48m (10' 4" x 4' 10")*

Three piece suite comprising of: - bath with shower over, wash hand basin and a wc. Two heated towel rails. Tiled walls. Double glazed window and a storage cupboard.

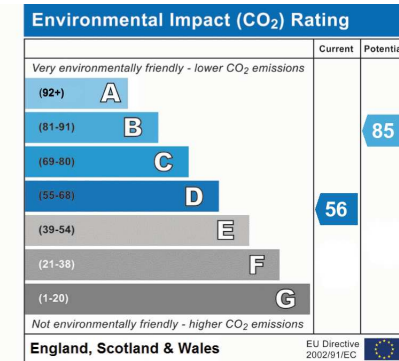
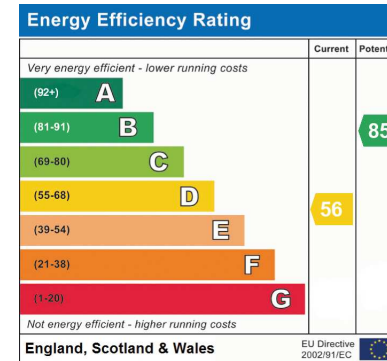
GROUND FLOOR



1ST FLOOR



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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Address: 50 Station Road, LS24

