

Park Row

The proactive estate agent



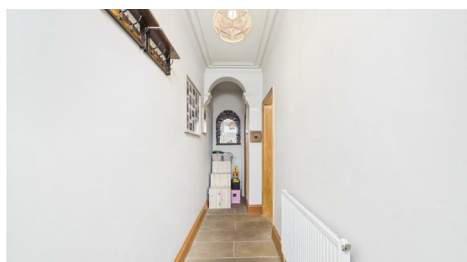
York Road, Tadcaster, LS24 8AR

Offers In Excess Of £270,000



****SPACIOUS PERIOD CHACTER MID TERRACE HOME**THREE BEDROOMS**RECENTLY RENOVATED**MODERN KITCHEN AND BATHROOM**SECURE FRONT AND REAR GARDENS**NEAR TO TADCASTER GRAMMAR SCHOOL**GREAT FOR FIRST-TIME BUYERS AND FAMILIES****

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!



FEDERATION
OF INDEPENDENT
AGENTS

INTRODUCTION

Nestled on York Road in the charming town of Tadcaster, this delightful mid-terrace house offers a perfect blend of period character and modern convenience. Recently renovated, the property boasts a spacious interior that is ideal for family living.

Upon entering, you will find a welcoming living room that exudes warmth and charm, providing a lovely space for relaxation or entertaining guests. The house features three bedrooms, ensuring ample space for family members or guests. The modern bathroom has been thoughtfully designed to meet contemporary standards, offering both style and functionality.

The heart of the home is undoubtedly the modern kitchen, which has been fitted with high-quality appliances and finishes, making it a joy for any home cook. The layout allows for easy movement and interaction, making it perfect for family gatherings or casual dining.

Outside, the property benefits from secure front and rear gardens, providing a safe space for children to play or for adults to enjoy a quiet moment outdoors. The gardens are a wonderful addition, enhancing the overall appeal of this lovely home.

Additionally, the location is particularly advantageous for families, as it is situated close to Tadcaster Grammar School, known for its excellent educational standards. This makes the property an ideal choice for those seeking a family-friendly environment.

In summary, this spacious period character home on York Road is a rare find, combining modern amenities with traditional charm in a desirable location. It is perfect for families looking to settle in a welcoming community.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a green composite door with a decorative glass insert within which leads into;

ENTRANCE HALLWAY

17'1" x 3'6" (5.22 x 1.09)



Central heating radiator, a feature period arch, stone flooring, coving to the ceiling and internal doors which lead into;

LIVING ROOM

12'11" x 13'7" (3.94 x 4.16)



Double glazed uPVC bay window to the front elevation, built in wooden window seating, central heating radiator, and an open fireplace with space for a decorative stove and wooden double doors with glazed panels within which lead into;



FEDERATION
OF INDEPENDENT
AGENTS



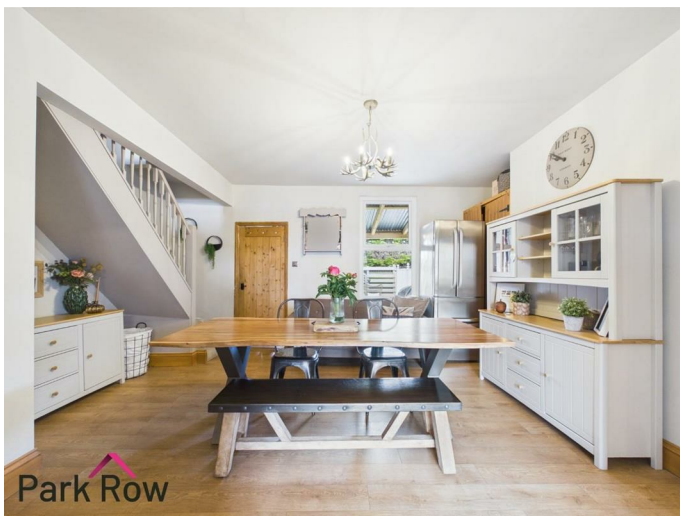
Park Row



Park Row

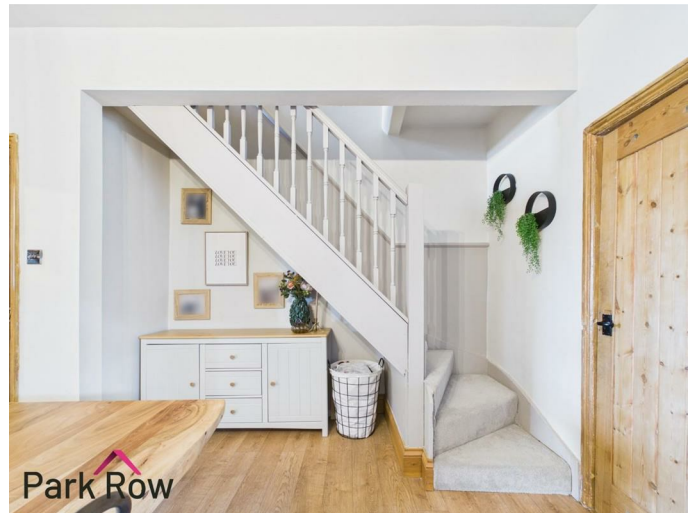
DINING ROOM

14'0" x 14'8" (4.28 x 4.49)



Park Row

Double glazed uPVC window to the rear elevation, central heating radiator, built in wooden storage cupboards within the alcoves, stairs that lead up to the first floor accommodation and an internal door which leads into;



Park Row

KITCHEN

9'11" x 7'11" (3.04 x 2.43)



Park Row

Two double glazed uPVC windows to the side elevation, space



MEMBER
FEDERATION
OF INDEPENDENT
AGENTS

for a free standing gas cooker, space and plumbing for a free standing washing machine, space for a free standing dryer, space and plumbing for a free standing dishwasher, white gloss units with stainless steel handles, a ceramic drainer sink with a chrome tap over, a built in microwave, an integral fridge freezer, NYC subway tiles round the full perimeter of the splashback and a half glazed obscure glass uPVC door which leads out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

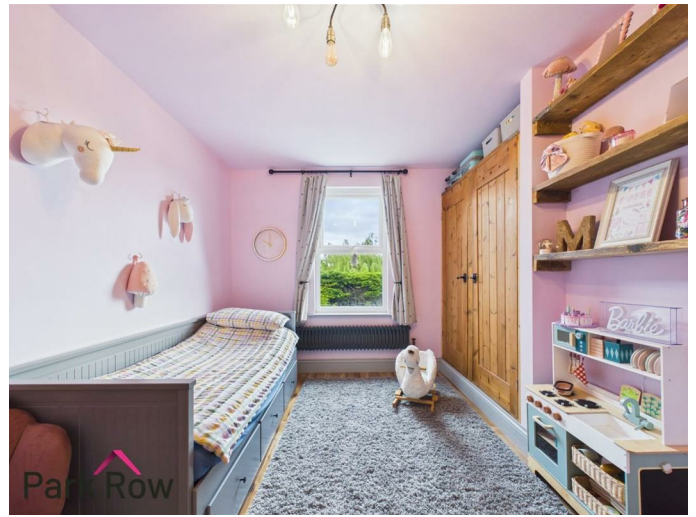
17'4" x 6'7" (5.30 x 2.01)



Central heating radiator, loft access and wooden internal doors which lead into;

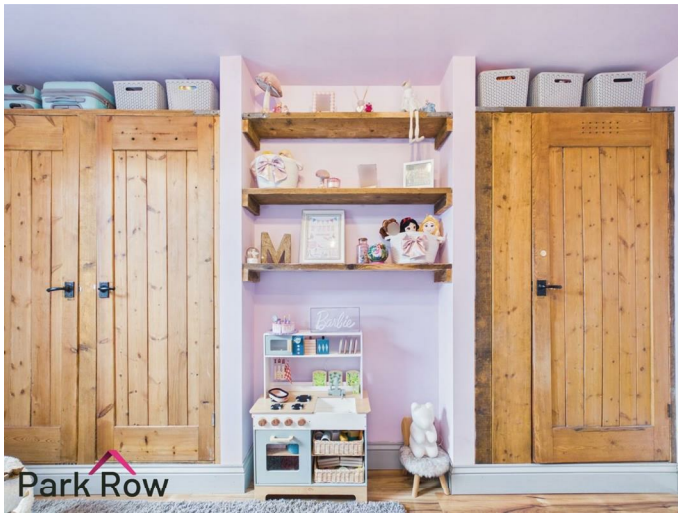
BEDROOM ONE

13'8" x 8'7" (4.19 x 2.64)



Double glazed uPVC window to the rear elevation, a cast iron radiator and built in wooden storage cupboards within the alcoves.





Park Row



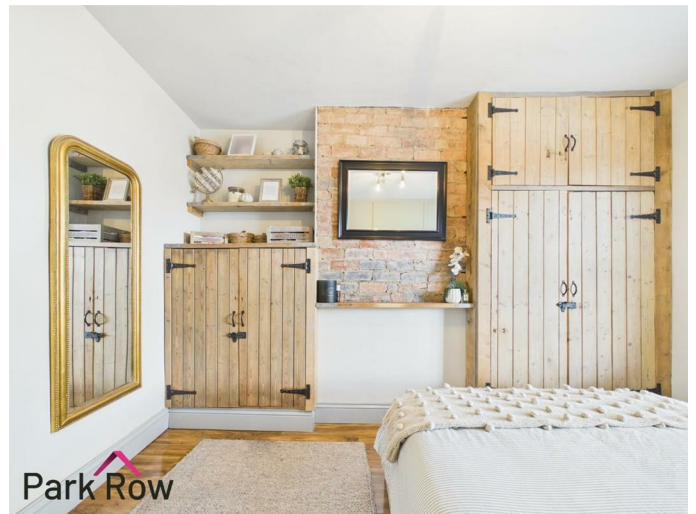
BEDROOM TWO

13'1" x 6'7" (3.99 x 2.02)



Park Row

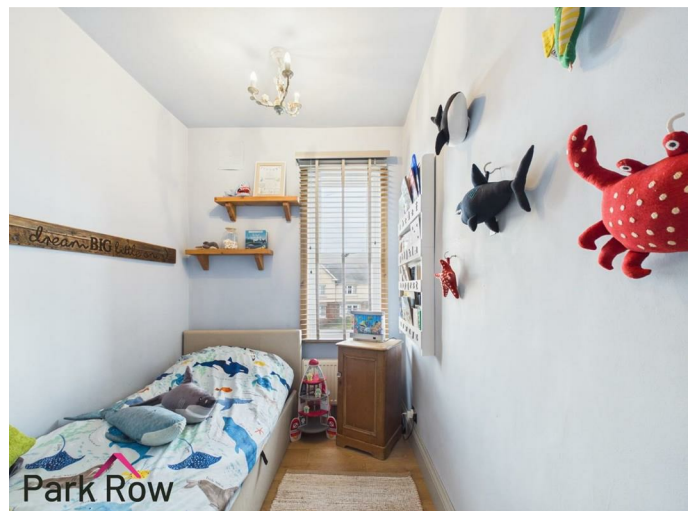
Double glazed uPVC window to the front elevation, a cast iron radiator, exposed brick feature wall and built in wooden storage cupboards within the alcoves.



Park Row

BEDROOM THREE

9'8" x 6'7" (2.96 x 2.02)



Park Row

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

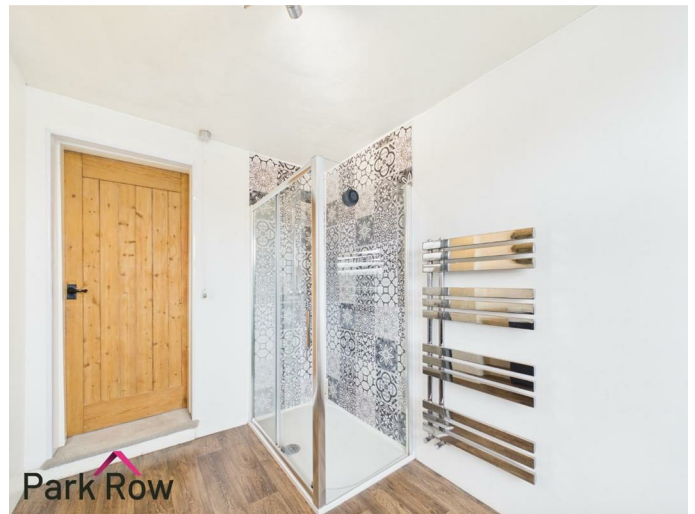


FEDERATION
OF INDEPENDENT
AGENTS



BATHROOM

9'10" x 8'0" (3.02 x 2.46)



EXTERIOR

Double glazed obscure uPVC window to the rear elevation and includes; a close-coupled w/c, his and her double sinks set on top of a black shaker-style unit with space for storage underneath, a chrome heated towel rail, a fully tiled glass shower enclosure with a mains shower plus a door which leads into a storage cupboard.



FEDERATION
OF INDEPENDENT
AGENTS

FRONT



To the front of the property there is a wooden gate which leads onto a paved pathway, a wooden decked area with space for seating, a metal dwarf fence to the left hand side, a wooden fence to the right hand side, a brick built dwarf fence with wooden fencing to the front, a paved patio area with further space for seating enclosed by fencing and a border filled with decorative stones along the right hand side.



REAR

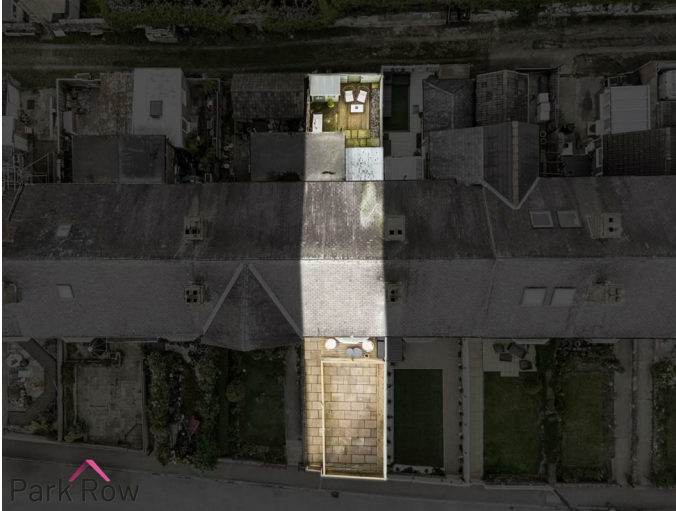


Accessed via a door from the kitchen where you will step out onto; a concrete area with space for seating, a timber decked area, a paved area with more space for outdoor seating and a wooden built pergola over, decorative stones down half of the right hand side, space for a shed, perimeter fencing to all three sides with a pedestrian gate which leads out to a public pathway.



FEDERATION
OF INDEPENDENT
AGENTS

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

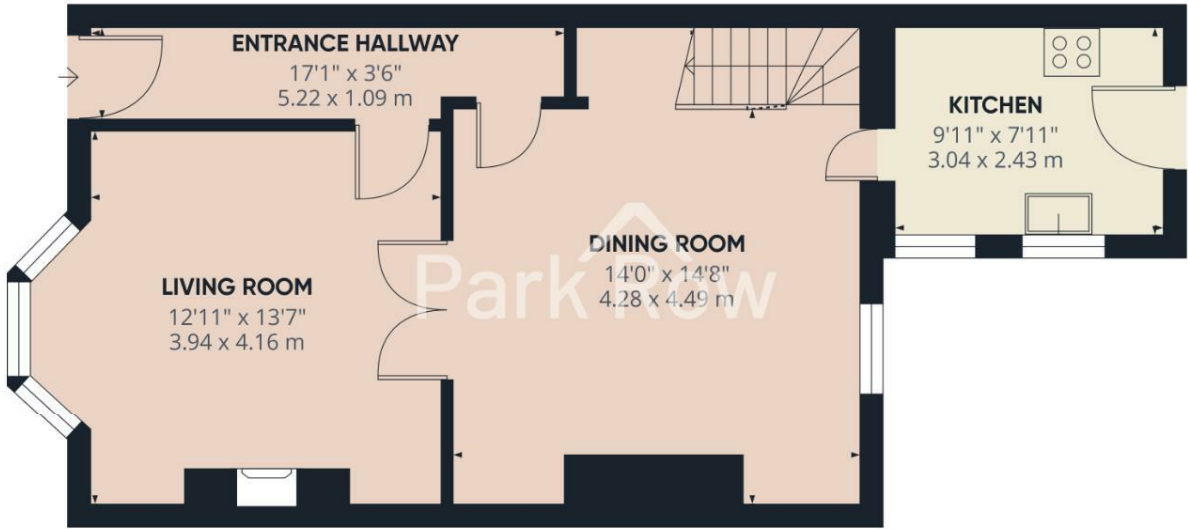
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.



FEDERATION
OF INDEPENDENT
AGENTS



Approximate total area⁽¹⁾

545 ft²

50.6 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

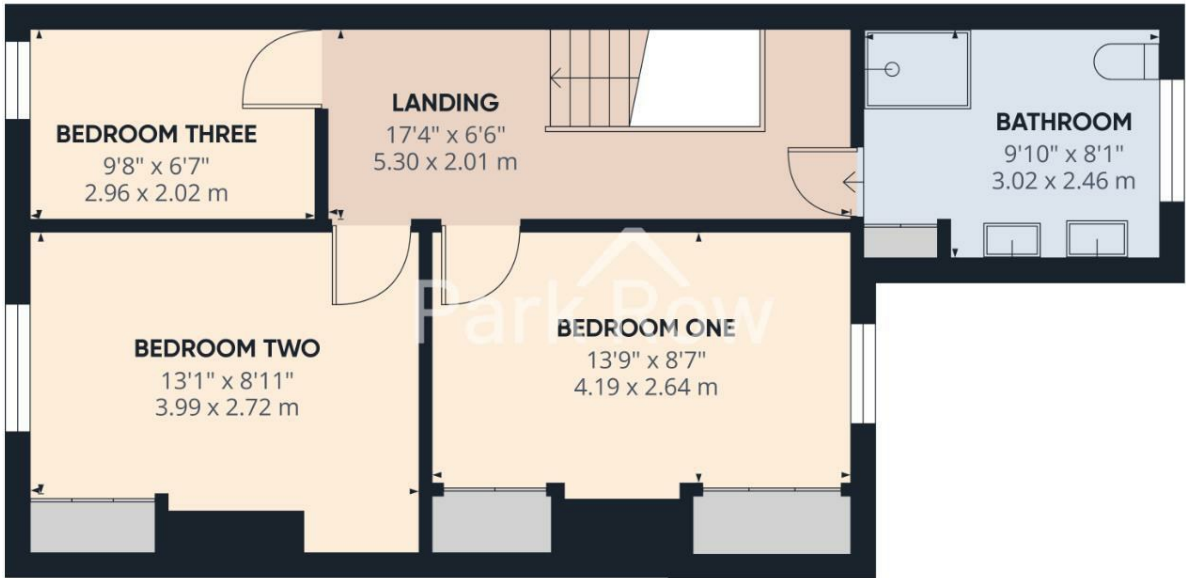
Reduced headroom

----- 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.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾
517 ft²
47.9 m²

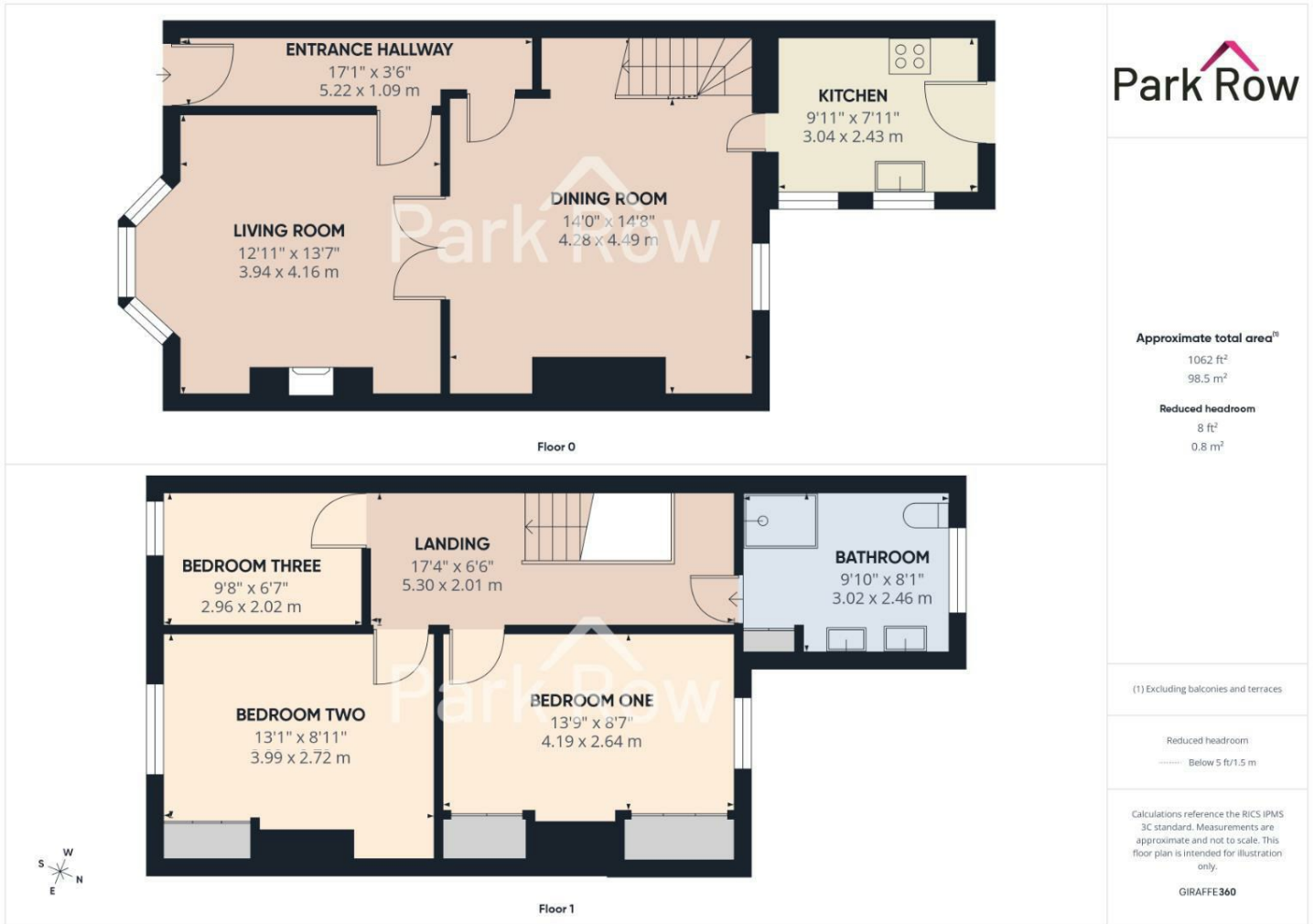
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO ₂ emissions	A		
Energy efficient - lower running costs	B			Environmentally friendly - lower CO ₂ emissions	B		
Decent energy efficiency - lower running costs	C			Some energy efficiency - lower CO ₂ emissions	C		
Some energy efficiency - higher running costs	D			Energy efficiency - lower CO ₂ emissions	D		
Low energy efficiency - higher running costs	E			Energy efficiency - lower CO ₂ emissions	E		
Low energy efficiency - higher running costs	F			Energy efficiency - lower CO ₂ emissions	F		
Low energy efficiency - higher running costs	G			Energy efficiency - lower CO ₂ emissions	G		
		86	69				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



MEMBER
FIA
BY INVITATION ONLY
FEDERATION
OF INDEPENDENT
AGENTS