



WISHART
ESTATE AGENTS

Eastfield House
107a York Road
Tadcaster
LS24 8AU

£450,000

- Beautiful period property
- 19 ft lounge & dining room
- Kitchen & utility room
- 4 double bedrooms
- Additional annexe to garage
- Large garden and driveway
- Tadcaster Grammar School catchment
- Good access to road network



Tucked away off York Road, beyond a beautiful, mature garden, this handsome 1920s period property offers the discerning buyer a large family home with a difference. With spacious rooms, high ceilings and sophisticated yet characterful décor the internal accommodation is accompanied by an external family room/ home office providing further, versatile space to suit the modern family. Also benefiting from a garage and parking for several cars, Eastfield certainly offers more than the average property.

Approached via a winding path through the garden, the composite front entrance door leads into bright and welcoming entrance hall. The staircase to the first floor accommodation stands to one side of the hallway with a sash window to the front aspect sitting alongside the front entrance door. The majority of windows to the property have been replaced with

composite sash, perfectly in keeping with the age and style of the property. Throughout the property, original and sympathetic features add character and within the hallway, a timber picture rail, decorative ceiling rose and traditional style radiator do just this. An under stairs cupboard also provides useful cloak storage.

Situated from the hallway, the ground floor WC is fitted with a modern, white, two piece suite. Spacious enough to be able to provide additional cloakroom storage, the room is also fitted with a timber storage cupboard and a traditional style radiator is fitted to the quarry tiled floor.

The 19ft sitting room is a beautiful, light and airy room with dual aspect sash windows, including a bay, to both the front and side garden. The grand

limestone fireplace stands central to the room with a cast iron log burner fitted within. Decorative plaster beams and coving to the high ceiling and the picture rail and multiple radiators add elegant character to the room which offers ample space for a variety of furniture.

Also from the main hallway, the formal dining room is a versatile reception space which offers access through to the kitchen and utility room. As with the rest of the house, light floods into the room through the sash window and glazed French doors to the garden. A dark oak, parquet floor is a stylish and sympathetic addition in keeping with the age of the property.

A partially glazed door leads through to the kitchen, thought to have once been the scullery to the original

property and now forming part of the extension to the original accommodation. The kitchen has been fitted with tasteful, sage green wall and based units with solid oak contrasting work surfaces over. The extensive storage space on offer includes a breakfast bar and wall mounted dresser style unit. A cream Rangemaster sits beneath a modern, chrome effect extractor hood and is a perfect example of how the kitchen easily fuses the modern functionality with traditional influences and style. Space is provided for a large freestanding fridge freezer and under counter dish washer. A Upvc window situated over the sink and drainer overlooks the garden and glass window blocks connected to the utility room provide extra light and a feature. A tiled floor is a practical choice and continues through to the utility room.

The utility room and rear entrance hall are practical spaces, ideal for a family home. The utility room is fitted with sage green wall and base units and oak worktops, complementing the kitchen, and space is provided beneath for a washing machine and dryer. Brick style tiling, again to match the kitchen, offers practical protection as a splash back and the high ceiling is fitted with a timber clothes hanger, useful for a family home and providing a nod to the original use of this part of the property. The floor mounted, gas central heating boiler is also situated to the utility room, beneath the work surfaces. A glazed door leads through to the rear entrance porch, providing an additional handy space for coats and shoes, with a upvc window to the rear aspect and driveway and a composite rear entrance door to the garden and driveway.

From the hallway, the staircase leads to the first floor landing which benefits from two windows to the rear aspect. The master bedroom is located to the far end of the landing and is generously sized with an added feeling of space from the high ceilings and dual aspect windows overlooking the garden and open fields. Bedroom two, like the further bedrooms, is another spacious double and beautifully decorated. Ample space is provided for a variety of bedroom furniture and a fitted cupboard provides additional storage.

Bedroom three, as before, benefits from a sash window overlooking the front aspect and garden and a fitted storage cupboard for storage. A feature book shelf has also been built into an alcove in the wall. Moving further down the landing, two ceiling hatches provide access to the loft space which is part boarded







with a skylight and lighting.

The house bathroom is fitted with a white four piece suite which, again, beautifully fuses the modern and traditional with the elegant roll top bath as the centre piece. A modern shower unit, a hand basin and WC set on and within a large vanity unit complete the bathroom suite. A mix of modern mosaic tiling alongside larger tiles cover sections of the walls and oak flooring is fitted to the floor. As with the other rooms, a traditional style radiator sits beneath the upvc opaque window to the front aspect. Bedroom four is located to the far end of the property and benefits from dual aspect windows to the front and side aspect.

Externally, the property enjoys a spacious lawned garden to the front, boarded with mature hedging, plants and trees. Full of life and colour, the lawn wraps round to the side of the property, overlooked by the lounge. A patio provides a place to sit and enjoy the garden and continues to the side of the garage to a patio BBQ area and vegetable plot.

One half of the double garage has been converted into a family room/ home office, offering an additional approx. 300 sq ft of space with a variety of uses and access from both the patio and the driveway. An open plan room, the space also benefits from a separate shower room fitted with a three piece suite comprising; a WC, hand basin and shower unit.

Approached via the shared drive from York Road, the property benefits from its own private parking area, with space for multiple cars and providing access to the single garage and family room/ home office. A timber pedestrian gate leads to the garden path and access to the property.



All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band H

TENURE

Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

From the A64 westbound, leave at the first Tadcaster exit and continue onto York Road. The property can be found on the right hand side with parking accessed via a shared drive just before the property. A For Sale sign is available for identification.

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