



*WISHART*  
ESTATE AGENTS

7 Auster Bank Road  
Tadcaster  
LS24 8AX

£210,000

- Traditional semi-detached
- End plot with large frontage
- Three bedrooms
- Modern house bathroom
- Spacious kitchen diner
- Double glazed windows and doors
- Gas fired Worcester combi boiler
- Popular location with many local amenities



Wishart Estate Agents Tadcaster are delighted to present to the market this three bedroom, semi-detached, home benefitting from an end of street plot. Internally the spacious rooms include a living room, kitchen with dining area, three bedrooms and a modern house bathroom. Behind bespoke, hand crafted, wrought iron railings, the frontage provides ample off road parking, which could be extended. To the rear is a professionally landscaped rear garden with well stocked flower beds. The property is located in the popular market town of Tadcaster having a vast array of local amenities, primary and secondary schools along with easy access to major road networks.

A composite front door with glazed inset panels, plus a side window, allow for a naturally light entrance to the home. The staircase to the first floor has a

modern stripy carpet flowing up and across the landing, which is also naturally lit by an opaque glazed window to the side elevation.

Located to the front of the property, the well-presented sitting room features a modern, coal effect, gas fire with a limestone surround and hearth. The chimney alcove is the perfect location for a TV. A window overlooks the gravel frontage and along with the glazed internal doors, makes for a naturally bright room.

To the rear of the property the kitchen diner flows across the full width of the property. The kitchen area is fitted with a range of Oak effect base and wall units with laminate work preparation areas over and a colourful tiled splash back and window sill. Space is provided for a freestanding fridge, washing machine

and dishwasher. An integrated electric oven sits below an electric hob. A breakfast bar in the kitchen provides an informal dining option in addition to the dining area itself. Within the dining area there is ample room for a table, a window overlooks the attractive rear garden and a door to the side provides access. Additional cupboard storage has been added in the dining area, this also houses the gas fired, Worcester combi boiler. In addition, the pantry cupboard, complete with window, provides further storage.

Returning to the front entrance hall, a bespoke, stainless steel handrail contrasts perfectly with the modern stripy stair carpet leading to the first floor.

The master bedroom, located to the front of the property has ample space for a double bed and

additional bedroom furniture, including an alcove suitable for a wardrobe.

Recently redecorated, bedroom two is another double bedroom. Located to the rear, this bedroom enjoys views of the rear garden.

The third bedroom is a good size, recently redecorated, single room, also located to the rear and enjoying views of the garden. Laminate flooring completes the room.

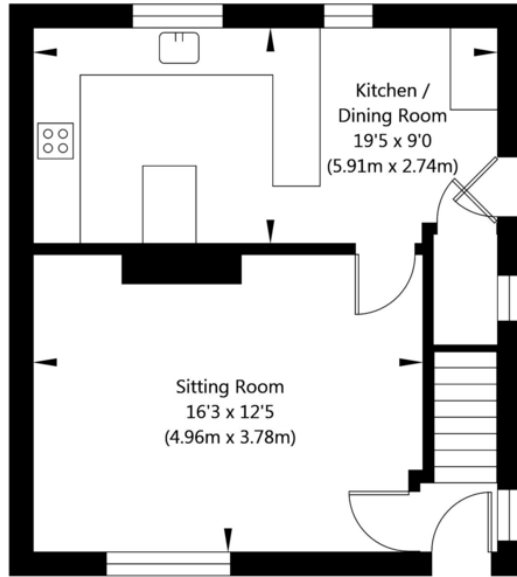
The modern house bathroom features a P shaped bath with mixer tap and glass side screen with rainfall and handheld shower heads. A low level WC sits opposite a wash hand basin which benefits from a floating vanity unit and contactless, illuminating mirrored storage cabinet. A stone effect Karndean

floor, chrome heated towel rail, extractor fan and frosted glazed window complete the bathroom.

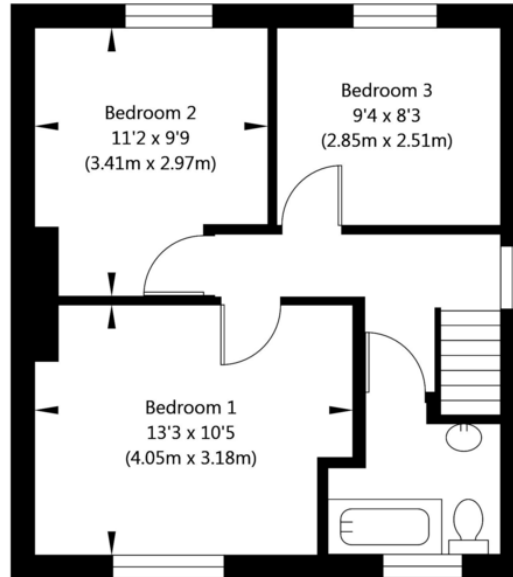
The frontage to this property is larger than average. Sitting behind bespoke, hand crafted, wrought iron railings an easy maintenance, gravel front garden is softened by small mature trees. This area could be reconfigured to provide additional parking if required, however, the gravel driveway provides ample parking for two vehicles. A half-height fence and matching wrought iron gate give access to the fully enclosed rear garden. The space to the side of the property has been made into a vegetable garden with three raised, timber beds. A patio connects the vegetable garden and rear of the property to a professionally landscaped rear garden. Mainly laid to lawn, the rear garden boasts a timber pergola seating area, well stocked flower beds with an array of attractive plants

and shrubs and a garden shed.





Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 424 SQ FT / 39.36 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 427 SQ FT / 39.71 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 851 SQ FT / 79.07 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## COUNCIL TAX BAND

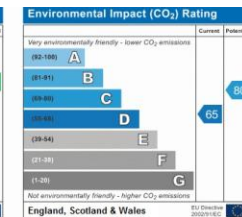
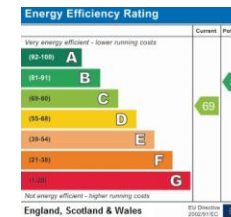
## TENURE

Freehold

## LOCAL AUTHORITY

## DIRECTIONS

Heading South West on the A64, take the A659 exit towards Tadcaster. Take the third right onto Auster Bank Road, Number 7 is located on the left hand side.



## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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