



WISHART
ESTATE AGENTS

143 York Road
Tadcaster
LS24 8AU

£197,500

- Generously sized mid-terrace property
- Three bedrooms
- First floor bathroom
- Excellent Kitchen/Dining area
- Utility
- Good sized lounge
- Conservatory
- Allocated parking



A deceptively generous mid-terrace home situated in the ever-popular market town of Tadcaster, which provides easy access to York and Leeds and its major road networks.

Boasting an inner entrance hall, generously sized lounge, conservatory, kitchen/diner and utility, as well as three bedrooms and a first floor family bathroom, this property is sure to appeal to a variety of buyers including first time and down sizers.

Externally, the property has an easily maintained gravelled front garden, a fully enclosed rear garden with a patio seating area, shed and allocated parking space.

Entering the property via the uPVC glazed porch, the tiled flooring provides an ideal space to store shoes and coats. A glazed panel and timber front door leads to the inner hall. Spindled stairs lead off to the first floor accommodation creating storage space beneath.

The kitchen is fitted with shaker style, pale timber base and wall units with contrasting worksurfaces over. A stainless-steel sink with mixer taps sits beneath the window looking onto the rear garden. Integrated appliances include a gas hob with extractor hood above and electric oven below, under counter fridge and freezer, with plumbing provided for a washing machine and dishwasher. A half glazed

uPVC door leads into the lawned rear garden. The kitchen is generous enough to accommodate a large table and chairs and leads of to a small utility area where a Zanussi Gas fired central heating boiler is housed within a timber wall unit.

The lounge is flooded with natural light from a window to the front elevation and double doors to the rear that lead into a conservatory. A feature wall and a coal effect gas fire with a timber surround are main focal points of this room. Separated by double doors, the lounge leads directly into the conservatory, which is ideal for bringing the outside in.

The neutrally carpeted staircase leads to the first floor landing and accommodation. A good sized hatch provides access to the boarded loft complete with light.

Neutral carpets continue throughout the first floor accommodation.

The master bedroom is situated to the front of the property and benefits from two windows overlooking the front aspect. The room is deceptively generous in size and can accommodate a large bed as well as other bedroom furniture.

Bedroom two is also a good sized double room which provides ample space for a large bed and

bedroom furniture. This room benefits from a large window to the rear elevation overlooking the lawned garden.

Bedroom three is a generous sized single room, currently set up with a single bed and wardrobe. With a window overlooking the front elevation, the room is provided with lots of natural light.

The house bathroom is fitted with a white three-piece suite including a large traditional style pedestal sink and taps, a low level WC and bath with shower over. The walls and floor are completed with stone effect tiles and contrasting border. The bathroom benefits from the addition of a heated towel rail and two

frosted uPVC windows.

Externally the property boasts an easily maintained front garden which is fully gravelled and leads to the uPVC entrance porch. The rear garden is mostly laid to lawn, and includes a patio area to enjoy in the summer months, a shed, and a paved pathway leading to the property's allocated parking spot.



COUNCIL TAX BAND

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TENURE

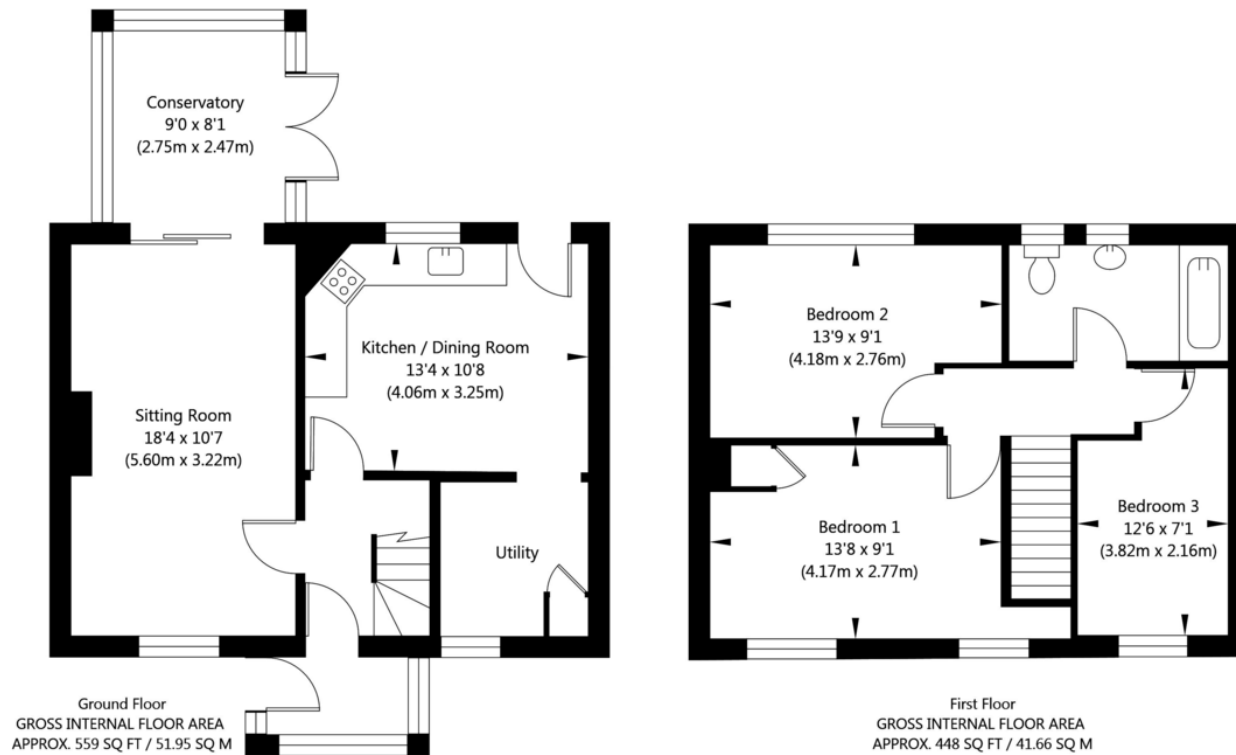
Freehold

LOCAL AUTHORITY

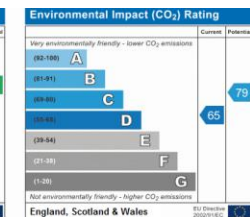
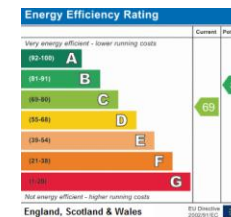
Selby District Council

DIRECTIONS

Entering Tadcaster from the A64 heading West, 143 York Road is a mid-terrace property located on the right hand side of York road, easily identified by our For Sale flag.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1007 SQ FT / 93.61 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire
LS24 9SG

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

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