



WISHART
ESTATE AGENTS

5 Fairfield Road
Tadcaster
LS24 9SN

£175,000

- Turnkey condition
- Entrance porch
- Kitchen/diner
- Two double bedrooms
- Modern shower room
- Easy maintenance garden
- Fitted with an alarm
- Tadcaster Grammar catchment area



Situated in the market town of Tadcaster, this bright two bedroomed home has been beautifully maintained and will appeal to a variety of buyers.

This delightful home briefly comprising; entrance porch, lounge, kitchen/diner, modern shower room, two double bedrooms, a garden and allocated parking.

Never underestimate the benefits of an entrance porch and this one will not disappoint. Spacious and bright yet still private with the addition of frosted glazing, ample in size, it allows for storage of coats and shoes and the tile/laminate flooring make for easy maintenance in this high traffic area of the home.



Situated to the front of the property, the lounge is a welcoming room, neutrally decorated and presented to emphasise the light brought in from a large window. The main focal point of the room is a coal effect gas fire in a timber surround. White spindle staircase leads to the first-floor accommodation.

The kitchen is extensively fitted with a range of cream, wall and base units in a traditional shaker style. Contrasting work tops are fitted over with a stainless-steel sink and drainer sitting beneath the window overlooking the patio. Integral appliances include a NEFF electric oven and hob with extractor above, fridge freezer and washing machine. laminate style, vinyl flooring; ideal for a kitchen environment. A uPVC door gives access to the rear garden. There



is ample space in the dining end of the room for additional reception furniture.

The staircase leads to the first floor landing and neutral décor continuing from the lounge. A hatch provides access to the loft space.

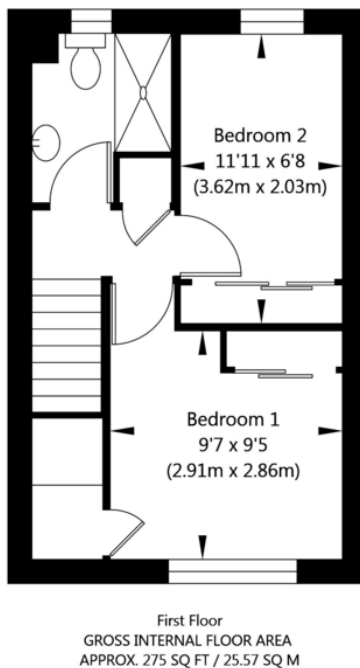
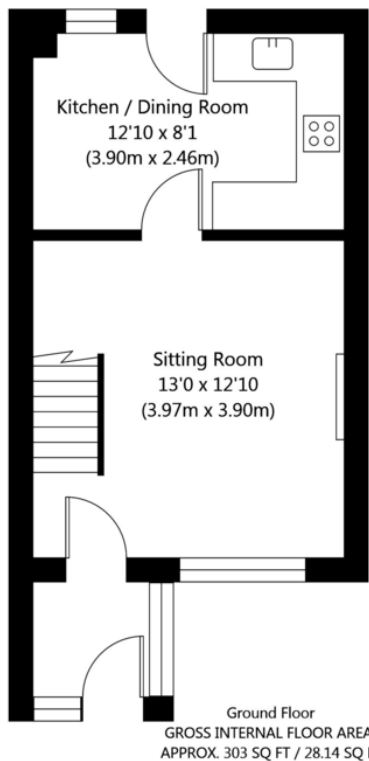
Bedroom one is a spacious double bedroom, a large window to the front aspect creates a feeling of light within the room. Built in wardrobes and an over the stair's cupboard provides ample storage and houses the gas fired central heating boiler.

Bedroom two is another double room with built in wardrobes and a window overlooking the rear garden and tennis courts beyond.

To the rear of the property, the modern bathroom has a white low-level WC, hand basin set on a vanity unit and walk in shower with glass screen and both a waterfall shower and a microphone shower head. With contemporary, grey tiling to the walls, mermaid board to the ceiling and tiled flooring that benefits from underfloor heating, the bathroom is a stylish yet practical upgrade to the property.

Externally, the front of the property is mostly laid to lawn. To the rear, a low maintenance paved garden which is fully enclosed and benefits from mature trees at either side. Set on different levels offering various seating areas, a path leads to a garden shed. A timber fence and gate gives way to pedestrian and vehicular access to the rear.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 578 SQ FT / 53.71 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

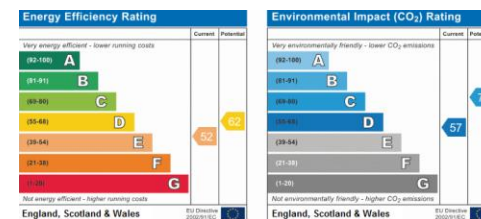
Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

From our office on Station Road, Tadcaster continue along Station Road. Take the second left, opposite Egerton Drive into Fairfield Road. Number 5 is situated on the left hand side and can easily be located by a Wishart Estate Agents sale flag.



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