



WISHART
ESTATE AGENTS

32 Westfield Crescent
Tadcaster
LS24 9JQ

£205,000

- Beautifully presented mid terraced
- Refurbished kitchen/diner
- Two reception rooms
- Three bedrooms
- Bathroom with separate WC
- Home office
- Fully enclosed rear garden
- Off street parking*



Located within the popular street of Westfield Crescent, this property is close to all of the local amenities Tadcaster has to offer, as well as being close to superb schools and transport links to major road networks.

A modern part glazed composite door opens directly into a kitchen/diner, recently re-fitted with a range of high gloss wall and base units with contrasting worktops over. Integral appliances include an eye level electric oven, hob with extractor over and a dishwasher. Space is also provided for a free-standing fridge/freezer. A glass sink with drainer and mixer tap sits beneath a window overlooking the frontage. A stylish yet practical porcelain

tilled floor and a contemporary vertical radiator add the finishing touches

The spacious lounge runs the full length of the original footprint of the property. A chimney breast which houses a dual fuel stove with oak mantle over is the main focal point to the room. The window to the front elevation, as with the kitchen window, has been fitted with one-way privacy film.

In keeping with the rest of this home, the inner hall benefits from a feature wall, radiator cover and recently replaced carpet. A large under stairs cupboard offers plenty of storage space, ideal for coats and shoes and

a split-level staircase leads up to the first-floor accommodation.

A well-designed extension offers a second reception room. Generous in size, this versatile room is currently used as a playroom but could lend itself to numerous purposes, including a garden room, as it is fitted with patio doors that lead directly into the rear garden.

Situated on the half landing the WC comprises a white two-piece suite, fully tiled walls and a frosted window to allow for ventilation. Continuing up another half flight of stairs, the landing area is flooded with

natural light from the window. Access to the loft space, which is partly boarded, is gained via a hatch.

Located to the front of the property, the Master Bedroom is generous in size and boasts a feature wall which contrasts nicely with the other neutrally decorated walls and carpet. Bespoke fitted wardrobes in the alcove allow for additional storage and there is also a small dressing area.

Bedroom two, also to the front aspect, is a generous double with ample room for a large bed and additional bedroom furniture. Bedroom three is currently used as a nursery,

beautifully decorated and can accommodate a single bed and a wardrobe.

The bathroom is situated at the top of another half flight of stairs, is fitted with a pedestal wash hand basin, a P-shaped bath with Mira shower over with a handheld and waterfall shower heads. The fully tiled walls and flooring are ideal for easy maintenance and a frosted window as well as a Velux allow for light and ventilation.

A gravel parking area to the front of the property allows for off street parking*. The rear garden is fully enclosed and recently upgraded. The large patio area is ideal for al

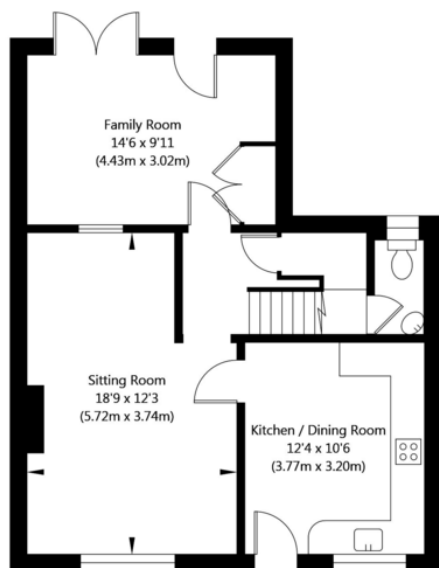
fresco dining and the no maintenance lawn adds a splash of colour and makes it a very child friendly area.

The brick-built shed has been divided to offer a home office solution. The other half provides ample storage along with the bicycle store which is under the house and was originally designed as a log store.

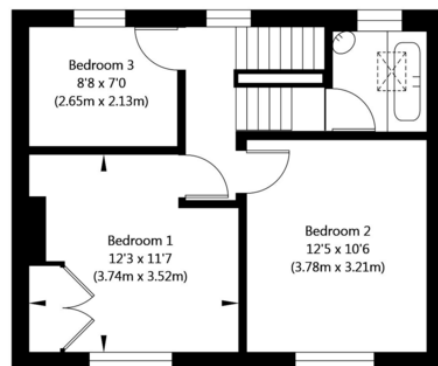
*Please note, the kerb in front of the driveway to the property has not been dropped. The dropping of the kerb would need to be investigated via the purchaser upon ownership of the property.



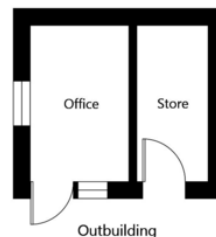




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 585 SQ FT / 54.34 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 440 SQ FT / 40.91 SQ M



Outbuilding

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1025 SQ FT / 95.25 SQ M - (Excluding Outbuilding)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2020



COUNCIL TAX BAND

Tax band B

TENURE

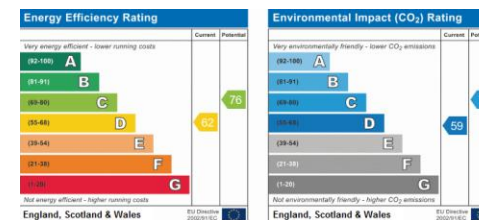
Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

Heading towards leads on the A64, take the exit signposted Tadcaster and Sherburn (A162). At the end of the slip road turn right and follow the road to the traffic lights, where you will turn right. Take the first left onto St Joseph's Street and follow it to the end, turn right and immediately turn left onto Westfield Crescent. Follow the road round to the left and number 32 is located on the right hand side and can be easily by identified by a Wishart Estate Agents For Sale flag.



OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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

