



WISHART
ESTATE AGENTS

18 Ingleby Drive
Tadcaster
LS24 8HW

£220,000

- Detached Bungalow
- Three bedrooms
- Drive and Garage
- Low Maintenance Garden
- Easy access to Major Road Networks
- Tadcaster Grammar Catchment Area
- NO ONWARD CHAIN
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We are delighted to present to market this three bedroomed, detached bungalow located within the sought-after market town of Tadcaster. The accommodation, which would benefit from a degree of updating, comprises; entrance hall, lounge, kitchen, inner hallway, three bedrooms and bathroom.

The paved driveway provides ample off-street parking and leads along the side of the property to a garage and a pedestrian gate that allows access to the rear garden. The front, which is mostly laid to lawn, also benefits from trees, shrubs and decorative flower borders.

Stepping into the entrance hall, a door to either side gives access to the kitchen and sitting room.

The sitting room is generous in size, featuring a large window which overlooks the front garden and out onto the street beyond. The main focal point of this room is a coal-effect gas fire set within a decorative tiled fireplace and hearth.

The kitchen is situated at the other side of the entrance hall, and the dining room is immediately behind it, connected by a serving hatch. In need of modernisation,

these two areas could easily be combined, offering a blank canvas for those wishing to stamp their own mark on a property. The kitchen currently includes a perfectly useable range of base and wall units with sink and drainer sitting beneath the front window, and the gas central heating boiler is mounted on the wall to the side. Space is provided for a freestanding oven and washing machine. Dual aspect windows allow for light and a side entrance door leads to the driveway.

A door leading from the sitting room takes you into an inner hallway which has a cloakroom cupboard, handy for coats and shoes.

The master bedroom is generous in size and has ample space for a large double bed and bedroom furniture. A range of fitted wardrobes and a linen cupboard provide additional storage and the window to the rear looks out over the patio area.

A second bedroom is another generous double with a window to the rear aspect.

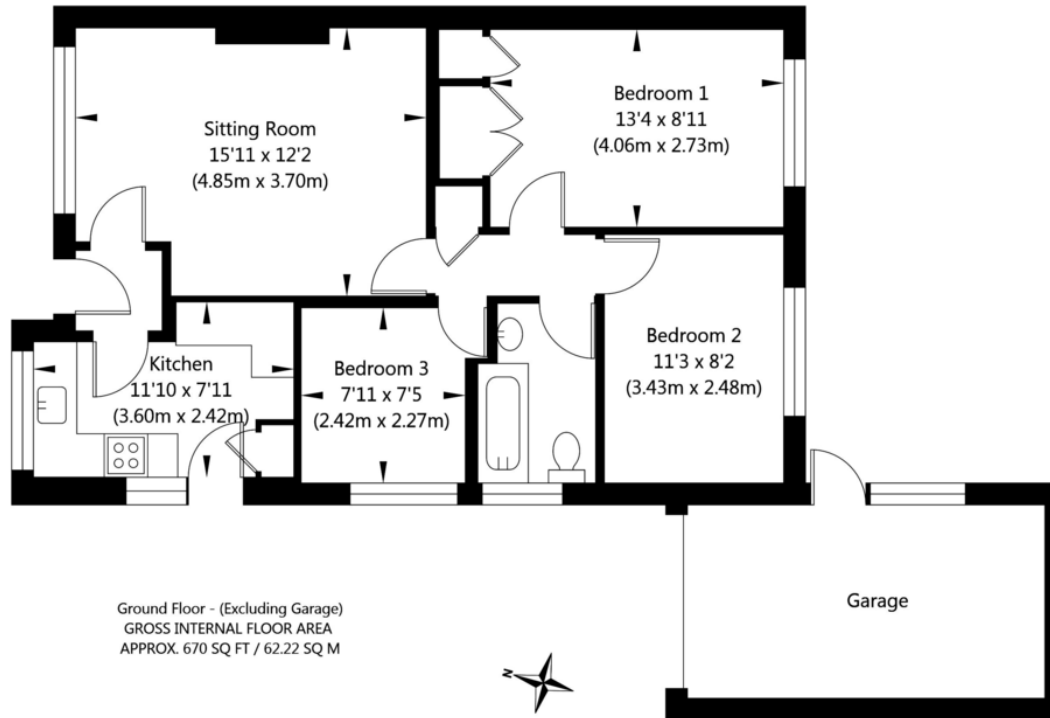
A third bedroom/dining room is situated behind the kitchen and offers scope to extend the kitchen to incorporate a dining area. This room has a window to the side elevation, looking out over the drive.

The bathroom comprises a vintage green, three-piece suite including, a bath with electric shower over, wash hand basin and low-level WC. The walls are fully tiled, and a radiator, a frosted window and a bathroom cabinet complete the room.

The rear garden has a brick-built wall with decorative coving stones and has been paved to make a patio seating area. This very low maintenance garden has borders furnished with plants and mature shrubs to add a splash of colour. A Upvc pedestrian door leads into the rear of the garage which is fitted with power and light.

This charming property and its gardens are bursting with potential for the discerning buyer.





Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 670 SQ FT / 62.22 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 670 SQ FT / 62.22 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

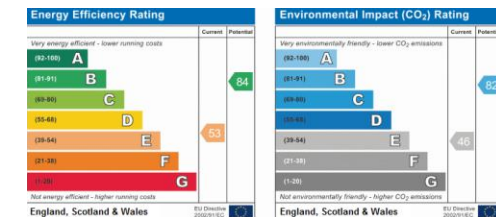
Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

Heading South West on the A64, take the A659 exit towards Tadcaster. Continue along the A659, York Road till you reach the traffic lights and turn right into Wighill Lane. Continue along Wighill lane, take the second turning on the right into Ingleby Drive and number 18 is on the right hand side.



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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 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.

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