



*WISHART*  
ESTATE AGENTS

82 York Road  
Tadcaster  
LS24 8AS

£125,000

- Spacious lounge
- Log burning stove
- Master with dressing area
- Courtyard with shed
- Gas fired central heating
- Located in a well-served market town
- Easy access to major road links
- Fibre Optic Broadband



Situated in the popular market town of Tadcaster, this delightful one bedroomed home is filled with charm and character and will therefore appeal to a variety of buyers, including first time and those wishing to downsize.

The accommodation available includes a well-proportioned sitting room and a kitchen to the ground floor, while the first floor provides a bathroom and a Master bedroom with dressing area. The fully enclosed courtyard situated to the rear boasts a raised patio seating area, an impressive log store and a brick-built

storage shed.

The part glazed, front door opens to the lounge. Spacious in size, with a window to the front elevation and laminate flooring. The main focal point to the room is the chimney breast, painted teal blue with a rustic oak mantle. Furnished with a log burning stove which adds to the cosy feeling in this home. A staircase gives access to the first-floor accommodation and under stairs area provides a storage solution for coats and shoes.

An internal door leads directly into the kitchen which spans the width of the property. Fitted with a range of painted base and wall units with contrasting worktops over. A stainless-steel sink sits beneath the window and a barn style rear door gives access to the courtyard. Space is provided for a free-standing electric oven, a fridge and a washing machine. A recently fitted gas fired, central heating boiler is also located in the kitchen. This room is completed with tile effect flooring, ideal for this high traffic area of the home.

A spindled staircase leads to a landing with timber flooring. This area has space for a bookcase and gives access to the first-floor accommodation.

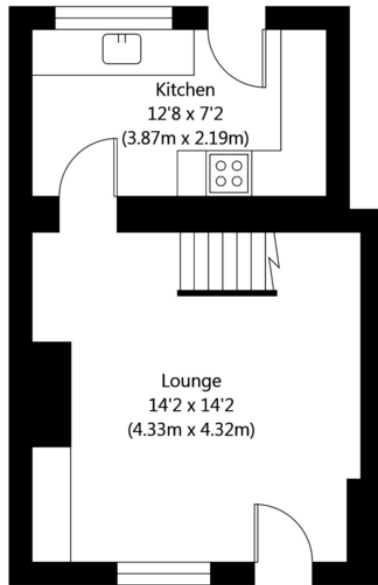
The Master bedroom is a spacious double room with dual aspect windows to the front and rear, and provides built in hanging space and a small dressing area.

The house bathroom comprises a white suite to include: bath with a shower over, a low-level WC and a wash hand basin. Fully tiled walls and a frosted window to the front elevation completes the bathroom. A

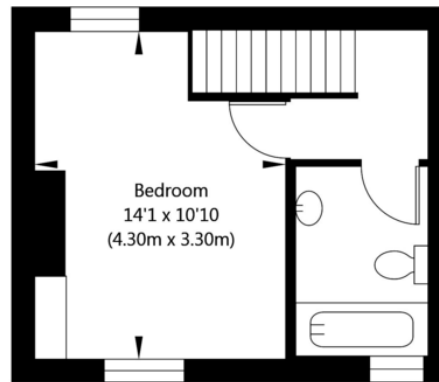
hatch gives access to the loft space.

Externally, to the rear and created to be low maintenance, a raised patio seating area runs alongside a paved path. A large log store with pan tile roof and brick built, rendered shed offers more storage space. The garden is fully enclosed with painted panel fencing and a gate leading to the alleyway between this and the neighbouring property.





Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 310 SQ FT / 28.8 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 239 SQ FT / 22.22 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 549 SQ FT / 51.02 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

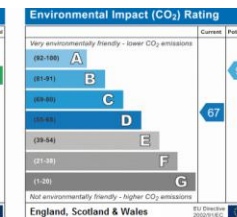
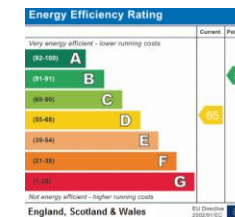
Freehold

### LOCAL AUTHORITY

Selby District Council

### DIRECTIONS

From the A64 westbound, leave at the first Tadcaster exit and continue onto York Road. The property is situated on the left hand side. Number 82 is easily recognisable with a Wishart Estate Agents For Sale flag.



### 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 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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