



WISHART
ESTATE AGENTS

27 Kelcbar Way
Tadcaster
LS24 9NX

£270,000

- Beautiful, Modern & Extended
- Open Plan Living Accommodation
- Vaulted Ceilings
- Off-Road Parking
- Two Double Bedrooms
- Mezzanine
- Landscaped Garden
- Excellent Commuter Links



This carefully planned home has been given a new lease of life. The internal accommodation has been extended and reconfigured to better suit today's modern lifestyle. The open plan ground floor is enhanced with a vaulted ceiling and a mezzanine floor above, filling the house with light. A garden room offers a formal dining area with patio doors leading to the low maintenance landscaped garden. Complete with ample off-road parking, the property lies in a quiet cul-de-sac and is within walking distance of the market town of Tadcaster.

The attention to detail in the presentation of this property begins with the attractive frontage which is mostly laid to lawn with planted shrubs to the borders to add softer landscaping. A path runs along the edge of the lawn and leads to a Composite front door, and the driveway leads to a store with access

door which offers plenty of storage space.

Stepping over the threshold, a small entrance porch provides space for coats and shoe storage.

This immaculate home offers living accommodation that certainly has the wow factor. Neutral décor and vinyl flooring in warm tones are an attractive and practical choice for the communal area of this home. A spindle staircase with luxury carpet leads to the upstairs rooms and a mezzanine which enhances the feeling of space with the vaulted ceiling. A Velux window provides further natural light. As part of the upgrade, this home has been fully insulated and an additional dividing wall incorporates sound proofing. Throughout the property, modern stylish radiators have been strategically placed to enhance the décor.

The cream Howdens kitchen boasts a range of fitted base and wall units with contrasting, timber effect worktops. The cleverly designed kitchen offers ample storage solutions with notable features including pan drawers and a French style dresser. The units are finished with a pattern tile splashback and a stainless-steel sink unit is positioned below the window. Integrated appliances include fridge, freezer, an electric oven and hob with extractor over. A breakfast bar provides a seating area in addition to the dining area beyond.

The dining room is a tranquil area to sit and enjoy the sunshine and the garden, and provides ample space for furniture.

The property has been extended to the side to provide a ground floor double bedroom with dual aspect windows including a picture window overlooking the garden. A ground floor cloakroom comprises a W/C and a hand wash basin with tile splashback. This room also offers plumbing for a washing machine and a dryer or could easily be converted into an en suite. An internal door to the storage garage, is also located here.

To the first floor, the landing flows into the mezzanine area. Flooded with natural light from french windows to the rear and a Velux window to the front, this space is currently set up as a home office but this versatile room could lend itself to numerous uses.

The master bedroom is a generous double room with a large dressing area and wall lights. The window to the rear overlooks the garden and wonderful trees from neighbouring gardens beyond. Built in wardrobes and shelving provide practical storage while a second window to the front elevation adds to the feeling of light and space.

The house bathroom has also been reconfigured allowing space for a four-piece bathroom suite including a large bath, W/C, wash hand basin within a vanity unit and a double shower cubical with luxury tiling. A vaulted ceiling with spotlights adds another dimension and a Velux window offers light and ventilation. A heated towel rail and vinyl floor covering add the finishing touches.

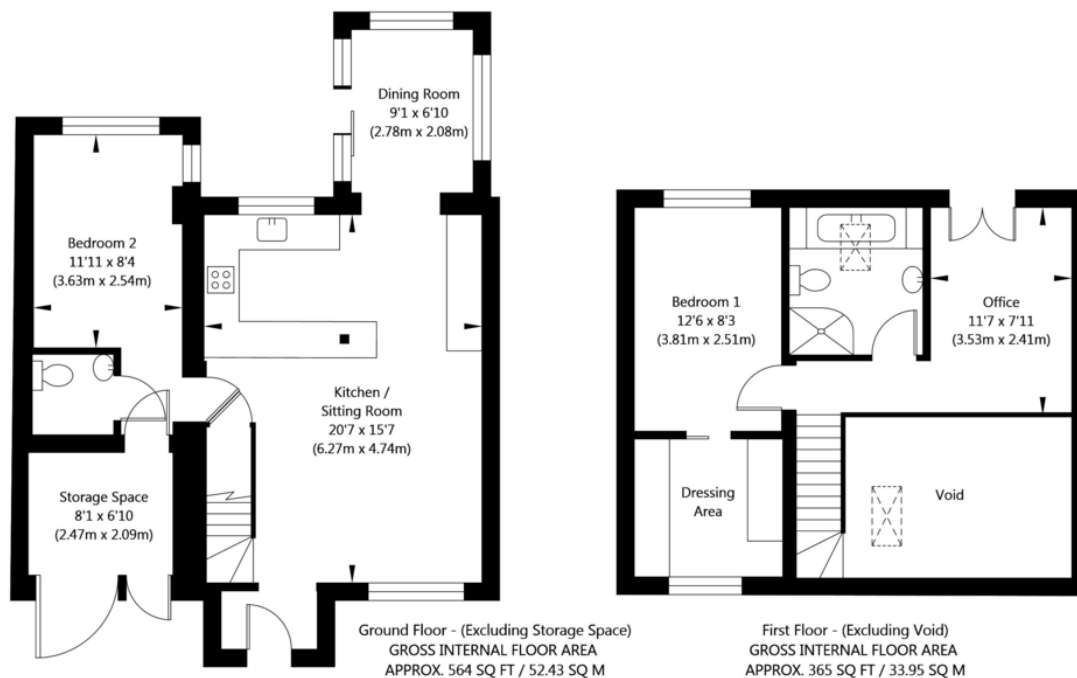
Externally, to the rear is a beautifully landscaped garden, featuring an Indian stone patio and paths with raised flower beds of matured shrubs, plants and trees. The garden, which is south facing, is fully enclosed with new fencing.

The external store provides storage space accessed via an outward opening door to the front as well as a pedestrian, internal door.

This property boasts a new Valliant boiler with new plumbing, electrical wiring, and gas supply all added within the refurbishment.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 929 SQ FT / 86.38 SQ M
 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

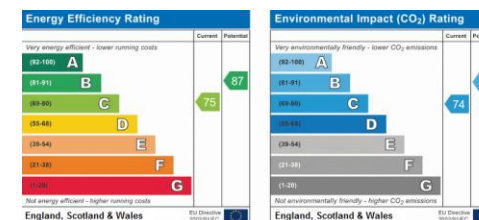
Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

From our office on Station Road, Tadcaster bare left onto Wetherby Road. Take the second left onto Kelcbar Close at the top of the hill, take the third left onto Kelcbar Way. Drive to the end of the street and take your next right hand turn. Number 27 Kelcbar Close is situated on the left, approximately half way down.



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 and 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

