



WISHART
ESTATE AGENTS

48 Leeds Road
Tadcaster
LS24 9HB

£250,000

- Three bedroom semi-detached
- Two reception rooms
- Garden room leading to patio
- Master en-suite
- Off street parking
- Walking distance of Primary Schools
- Tadcaster Grammar School catchment
- Close to major transport links



Wishart Estate Agents is delighted to present this well maintained three-bedroom, semi-detached family home in the much sought-after market town of Tadcaster. One of a group of substantial houses that were built just after the war in 1947, this house was originally designed for a Brewery Manager and forms part of the towns brewing history.

The brick set frontage is encased in a low boundary wall, furnished with coping stones and offers off-street parking for several cars. A pedestrian gate to the side of the property gives access to the rear garden. The uPVC front door opens into a small entrance hall with a staircase leading to the first-floor accommodation.

Currently set up as a home office with shelves and a bookcase, the sitting room benefits from a window to the front elevation. A chimney breast is furnished with a gas fire and is set on a tiled hearth. This versatile room could lend itself to various uses including a snug or a playroom.

Across the hall, a generous lounge benefits from the natural light from a window to the front and double doors to the rear, which lead into a garden room. The main focal point of this room is a modern, natural flame fire, set within the chimney breast.

The garden room added to the rear of the property adds another dimension to this home. Light and bright, a vaulted ceiling with a glass Veco sun-

screen offers a feeling of space, while tiled flooring and a decorative border leading to the rear door, give access to a patio seating area.

The property features a Daniel James, German-made kitchen that is both stylish and practical and fitted with an array of white and light oak coloured units including; a larder cupboard, corner carousel cupboards and pan drawers. A Blanco Silgranit sink sits alongside light oak laminate worktops with a metro tile splashback. Neff Integral appliances include a gas hob with extractor above, a steam and fan oven, a combination oven that microwaves and grills, a warming drawer and a dishwasher. Two cottage-style windows add charm to the room, while another window from the utility adds plenty of light. Space is provided for a large

fridge/freezer and the tile flooring contrasts nicely.

Just off the kitchen is a small utility room, fitted with shelves and hanging space, and plumbing for a washing machine. Tiled flooring is ideal for this area of the home and a rear entrance door leads to the side access gate.

The staircase leads to the first-floor landing, which is naturally light with a window to the rear elevation. A cupboard is fitted with hanging rails and an electric heater, ideal for airing linen.

The master bedroom is a generous size and features a window to the front aspect. This room has an abundance of built-in wardrobes, a modern vertical radiator and an en-suite. The en-suite is

fitted with a three-piece suite including a shower cubicle fitted with a Grohe shower, a low-level WC and a hand wash basin in a vanity unit. A frosted window adds light and ventilation along with an extractor, part-tiled walls and a mirrored bathroom cabinet.

The second bedroom, also a generous double, features a window to the front aspect. This room has a chimney to add character and a generous amount of wardrobe space. Access can be gained via a hatch to the loft which houses the Worcester Bosch gas fired, central heating boiler.

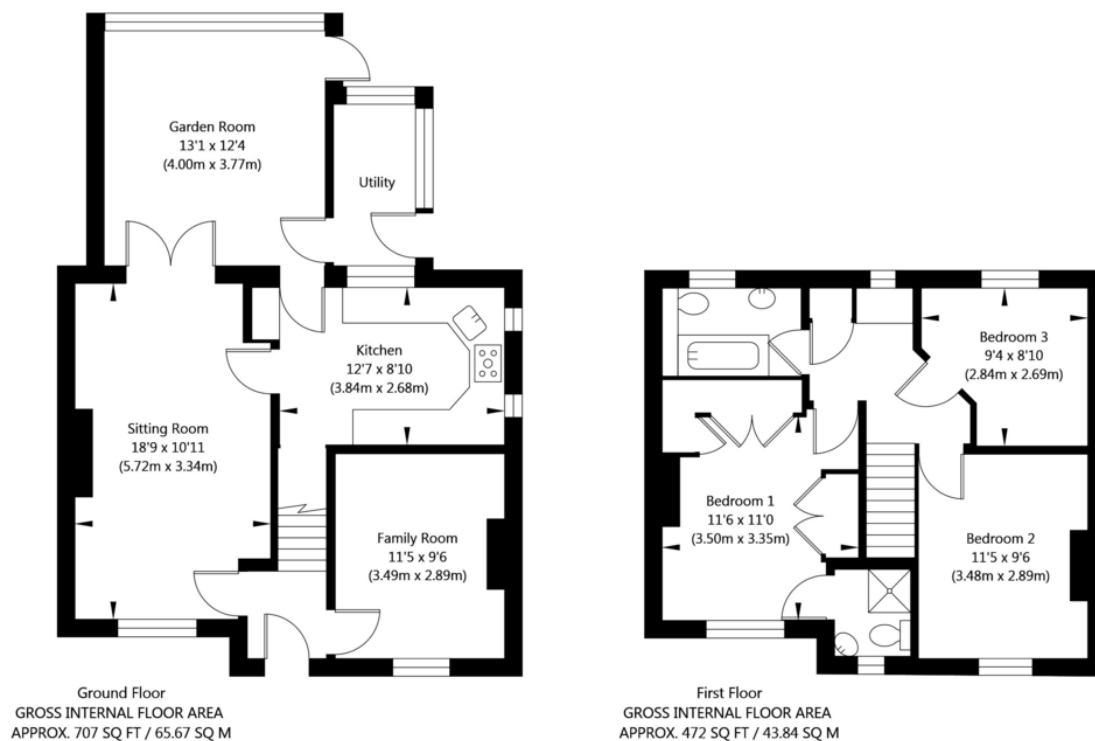
Bedroom three is also a double room with a large window overlooking the rear garden and built-in storage above the bed.

The house bathroom is fitted with a white three-piece suite, including a P shaped bath with shower and glass screen, a floating WC and sink. Travertine part-tiled walls and a frosted window allow for light and ventilation. The addition of two heated towel rails and a bathroom mirror completes this room.

The rear garden has been designed for easy maintenance. Fully enclosed, with panel fencing, a small section of stone wall and a stone circle patio surrounded with decorative gravel beds. There are various seating areas to sit and enjoy the sound from a water feature. A garden shed, fitted with light and power, offers a storage facility.







COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

Entering Tadcaster from the A64 heading West, continue through the town until you reach John Smith's brewery on the left hand side. You will go through a set of traffic lights ahead, and 48 Leeds Road is located just through the traffic lights, on the righthand side, easily identified by a Wishart Estate Agents For Sale flag.

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