



WISHART
ESTATE AGENTS

17 Hawthorn Avenue
Tadcaster
LS24 9UA

£182,500

- Two bed, end terrace
- Well presented
- Modern kitchen and bathroom
- Popular cul-de-sac location
- Long driveway
- Private garden
- Gas fired combi boiler
- No onward chain



Wishart Estate Agents are pleased to present this well presented, two bedroom home, benefitting from end of terrace position, in the sought after market town of Tadcaster.

This two bedroom property is the end of just three in this row of townhouses and has the potential to extend, subject to the required consents. Featuring a driveway that can accommodate several cars, private rear garden, modern bathroom and kitchen and no onward chain, the property enjoys a sought-

after location in one of Tadcaster's most popular cul-de-sacs on the edge of the town.

The front of the property features a lawn, gravel beds for easy maintenance and a driveway to the side.

A porch with a uPVC front door welcomes you to the home. The convenience of a garden frontage and porch can easily be overlooked, that is until you have to step straight from the street into your sitting room.

The sitting room features a window to the front elevation providing plenty of natural light. The gas fire has been removed and capped off should anyone wish to replace it in future. Stairs lead up to the first floor with a handy storage cupboard below.

To the rear of the property leading to the private rear garden, is a modern kitchen featuring a range of high gloss, cream base and wall units. Worktops with matching upstands and sills house a stainless steel sink and drainer below

a window overlooking the rear garden. Such is the quality of the kitchen additional extras include integrated wire racking and carousel storage, soft close drawers, kick board heaters and a built-in wine rack. Integrated appliances include an electric oven, gas hob and extractor, the freestanding fridge freezer will also remain. Space is provided for a washing machine. A tiled effect linoleum floor covering completes the kitchen.

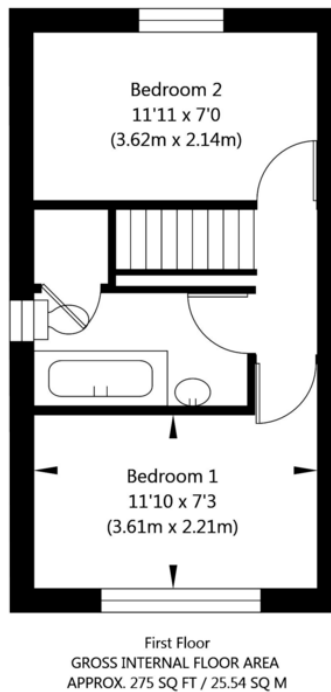
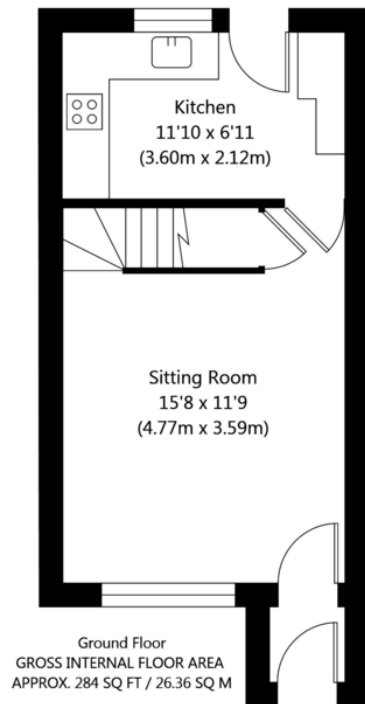
To the first floor, two double bedrooms with views to the front and rear are served by a modern house bathroom.

The bathroom features a three-piece suite to include low level WC, sink and double ended bath with shower and glass screen over. Neutral wall tiles, a heated towel rail, a frosted glazed window and ceiling spotlights complete the bathroom. A gas fired, combi boiler has been discreetly fitted to a large storage cupboard within the bathroom. A hatch on the landing gives access to

the loft space with part flooring, ladder and light.

Externally, the fully enclosed rear garden is private. Mainly laid to lawn, with a patio seating area, it is also easy maintenance. A shed provides useful external storage. A gate within the fence opens to the long driveway.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 559 SQ FT / 51.9 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

B

TENURE

Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

Entering Tadcaster on the A659, head directly through the town taking the right hand turn after the petrol station, onto Stutton Road. Travel the entirety of Station Road taking the last left hand turn on to Hawthorn Avenue. Number 17 is located to the end of the cul-de-sac, identified by a Wishart Estate Agents for sale flag.

[Click to access 17 Hawthorn Avenue Energy Performance Certificate](#)

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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 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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