



WISHART
ESTATE AGENTS

11 Queens Gardens
Tadcaster
LS24 9HD

£185,000

- Unique, three bedroom home
- Master suite to roof space
- Kitchen diner
- Enclosed garden
- Off road parking
- Close to local amenities
- Gas fired central heating
- Double glazed windows



A truly unique home, this extended, three-bedroom garden flat not only offers spacious, versatile internal accommodation but also benefits from parking, a private entrance and a generous garden, all within walking distance of this popular market town's amenities.

A timber pedestrian gate leads into a fully enclosed garden with a paved area to the side, ideal for a patio table and chairs. Two sheds and an external, under stairs cupboard ensure storage is no problem. The front garden is mostly laid with low maintenance stepped, gravel beds, has a raised decked seating area and flower beds.

The uPVC front entrance door has a window to

the side which offers lots of natural light and space for coat and shoe storage. A staircase leads to the first floor and the living accommodation, via a part glazed, internal door. A long hallway landing giving access to the rooms, benefits from a window at the far end.

The kitchen diner offers a wealth of space and is fitted with a range of white, shaker style base units with contrasting worktops over. There is a free-standing gas oven and space is provided for an under counter washing machine, dishwasher and fridge freezer. A stainless-steel sink unit and drainer are fitted beneath a large window. Various other cupboards provide extra storage space, one houses the gas fired central

heating boiler. The kitchen diner is neutrally decorated, has a feature wall, slate grey tiling to the floor and offers ample space within the centre of the room for dining furniture.

The lounge is a welcoming room with modern grey décor, carpet and contrasting curtains. This room can accommodate a range of reception furniture. Dual windows overlooking the front aspect bring plenty of light into the room.

Two double bedrooms situated on this level are generous in size and can accommodate a large bed and wardrobe. One is located to the front and is used by the current vendors as a home office, a chimney breast and alcoves add

character to this room. The other bedroom has a window to the rear aspect.

Separate from the house bathroom, the low level W/C has fully tiled cream walls and floor. A Upvc frosted glazed window allows for light and ventilation and spotlights have been added to the ceiling.

The house shower room is fitted with an enclosed shower unit, sink set within a vanity unit offering storage for towels and toiletries Cream tiled flooring and fully tiled walls , an opaque window and a heated towel rail.

The hallway opens to a spacious landing with a spindled staircase and a window, then,

surprisingly, leads to the second floor Master bedroom. This generous room with a vaulted ceiling, offers an abundance of built-in wardrobe and storage space. Three Velux windows make for a light, brightly lit room and the added en suite adds another unique selling point to this home.

The en suite bathroom which has a vaulted ceiling and a Velux window has been fitted with a white bath, double shower unit, pedestal sink and low level W/C. Partially tiled walls, Vinyl flooring and a heated towel rail. This bathroom is generous enough to allow other storage units too.

Externally, the property benefits from a

gravelled driveway to the rear, with ample parking.

Leasehold information:

(16.04.1992) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 31 March 1992

Term : 125 years from 31 March 1992

Rent : Nil



COUNCIL TAX BAND

A

TENURE

Leasehold (96 Years)

LOCAL AUTHORITY

Selby District Council

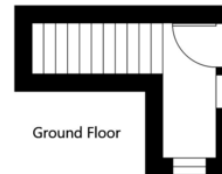
DIRECTIONS

Heading South West on the A64, take the A659 exit towards Tadcaster. Continue along the A659, York Road, and go straight on at the traffic lights onto Commercial Street. At the next set of traffic lights use the left hand lane to head straight on. Continue on High Street, at the next set of traffic lights go straight head onto Leeds Road then take the first left into Queens Gardens. Number eleven is situated on the left hand side.

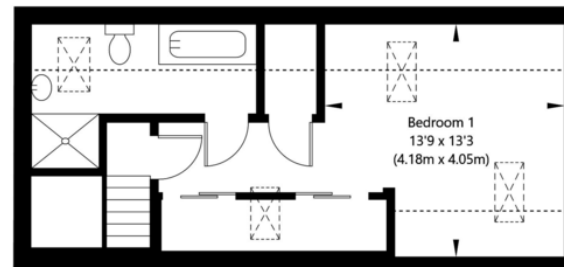
[Click to access 11 Queens Gardens Energy Performance Certificate](#)



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 804 SQ FT / 74.7 SQ M



Ground Floor



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 397 SQ FT / 36.87 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1201 SQ FT / 111.57 SQ M - (Excluding Stairwell)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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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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