



WISHART
ESTATE AGENTS

70 York Road
Tadcaster
LS24 8AF

£240,000

- Three Bedroom Cottage
- Kitchen/Diner with Patio Doors
- Utility Room
- Ground Floor Shower Room
- Cosy Lounge
- Modern House Bathroom
- Walled Courtyard
- Tadcaster Grammar School Catchment



Wishart Estate Agents are delighted to present to the market this deceptively spacious, three-bedroom, two-bathroom cottage, which stands proud in the row with its rendered façade in the ever-popular market town of Tadcaster.

A gate to the side of the property leads into a walled courtyard, which is fully enclosed with original stone and timber to the front, allowing for a degree of privacy. The footpath leads to the main entrance door.

Stepping immediately into the open plan kitchen/diner, it is apparent that this part

of the home has been carefully planned to make the best use of the space. The kitchen has white wall and floor units including pan drawers, an integral dishwasher, a recessed fridge/freezer, a double oven and a microwave in the rear wall. An electric hob with extractor above sits on a laminate worktop and the stainless-steel sink overlooks the dining room and out onto the courtyard beyond. The dining end of the room is flooded with natural light from a large window as well as patio doors. Timber-effect laminate flooring is both practical and stylish and ideal for this high-traffic area of the home.

Modern oak doors have been fitted throughout the property and one in the kitchen leads to a utility/storage room. Benefitting from a Velux window, this useful space fitted with shelving and cloakroom storage could lend itself to numerous functions. Plumbing is provided for a washing machine and the Worcester gas central heating boiler is also housed here.

A ground floor shower room offers a shower cubicle with electric shower, a floating sink with vanity drawers and a low-level WC. It is fully tiled in contrasting travertine tiles

and a frosted window allows for natural light and ventilation.

The sitting room has two windows to the front elevation. The main focal point of the room is a chimney breast inset with a gas fire. The alcove fitted with a cupboard and shelving offers a practical solution for storage and the staircase is tucked neatly in the opposite corner, giving access to the first-floor accommodation.

The landing has natural light from a window to the front elevation.

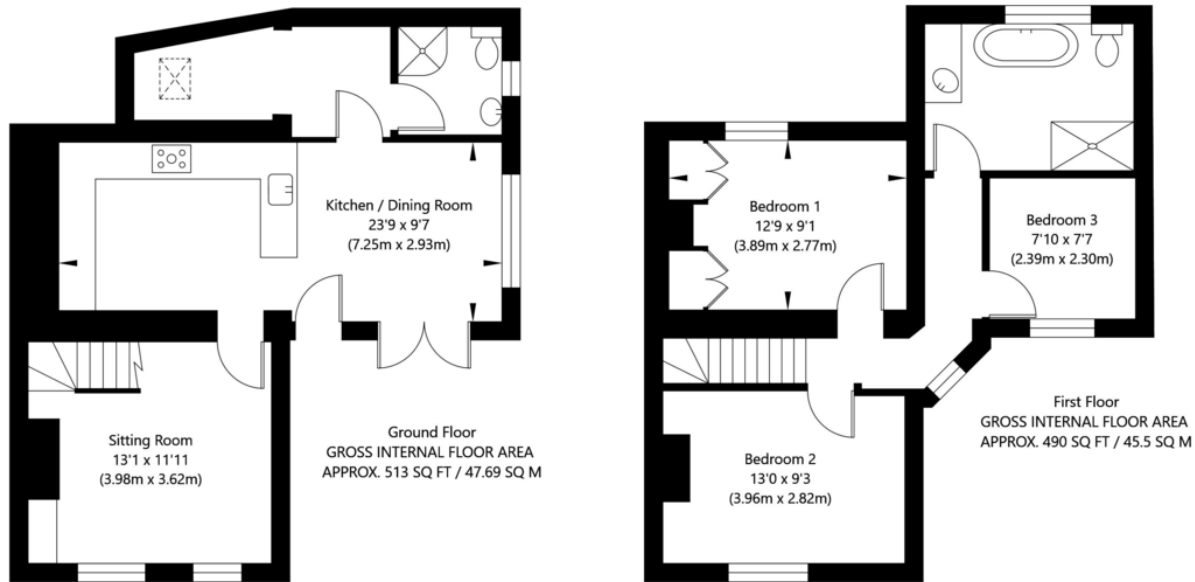
Two double bedrooms, one situated to the front and one at the rear of the property are both generous in size with chimney breasts, adding character to the rooms. One room has fitted wardrobes in the alcoves, allowing either room to be used as the master bedroom.

Bedroom three is a generous single, used by the current owners as a home office but could easily accommodate a single bed and bedroom furniture. The cosy cottage-style ceiling is fitted with a hatch providing access to the loft space.

The family bathroom is large with a free-standing bath, walk-in shower with waterfall and handheld heads, WC and a basin on a vanity shelf with drawers. Travertine tiles to the walls and floor and a modern vertical radiator complete this stylish room along with a towel rail.

Externally, in addition to the courtyard, the side of the property has been laid with plum-coloured slate for easy maintenance and has a raised decked seating area, a small shed and a timber bin store.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1003 SQ FT / 93.19 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 70 is easily recognisable with rendered façade and the Wishart Estate Agents For Sale flag.

[Click to access 70 York Road Energy Performance Certificate](#)

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