



WISHART
ESTATE AGENTS

12 Spring Hill
Tadcaster
LS24 8AD

£165,000

- Open plan living and dining room
- Bright, spacious kitchen
- Large master bedroom
- Office/hobby room
- Bathroom with corner bath
- Loft bedroom with large storage area
- Communal parking
- Tadcaster Grammar School catchment



Wishart Estate Agents are delighted to offer for sale this two-bedroom, terraced home with an office and a courtyard garden. Positioned within walking distance of the town's local amenities and Tadcaster Grammar School catchment area, this property offers the discerning buyer an opportunity to upgrade and enhance.

Behind a low wall, a path runs alongside the small, easy-to-maintain front courtyard garden. A glazed, frosted entrance door leads into a generous sitting room with a window overlooking

the frontage, adding a feeling of light and space. The main focal point to the room is a neutral coloured, marble-effect, fire surround, which encases a gas fire and tones in nicely with the décor and carpet.

Flowing through into the dining end of the room, a small window to the kitchen adds more natural light and an open tread staircase leads to the first-floor accommodation. This room is generous enough to accommodate a formal seating arrangement, as well as an array of reception furniture.

The kitchen is fitted with a range of white base and wall units, including a glass display unit, contrasting work preparation areas and a tiled splashback. A white Astracast sink with mixer taps is positioned below a west-facing window, resulting in a nice light room. Integral appliances include an electric oven and gas hob with space provided for a freestanding fridge/freezer and washing machine. The gas fired, central heating boiler is also positioned on one of the walls and the rear entrance door provides access to the rear terrace yard.

Three decorative stone steps lead up to a staircase with spindles and open treads, taking you to the first-floor landing and master bedroom, which is located to the front of the property. A chimney breast fitted with a cast iron fire adds character to the room and an alcove offers space for a wardrobe. This room can also accommodate a large bed, as well as additional bedroom furniture.

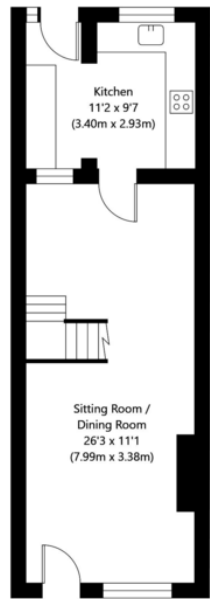
Across the landing, another room ideal for an office/hobby room, gives access to the house bathroom and another staircase, leading to the second-floor, loft bedroom.

The bathroom is fitted with a white three-piece suite, including a low-level WC, hand wash basin and corner bath with mains shower over. There are partially tiled walls and a frosted window to the rear elevation. A linen cupboard with double doors houses the hot water cylinder tank.

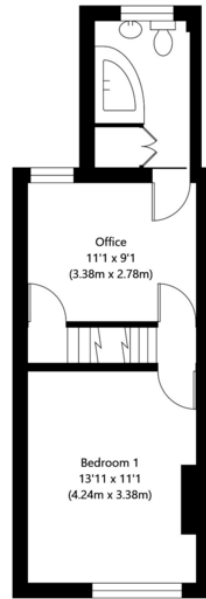
At the top of the second staircase, the loft bedroom is a good-sized double with a large window to the front elevation. A cantilever-style door opens into a useful loft storage area where the cold-water tank is also located.

Externally, the property can be approached via steps leading from York Road, offering pedestrian access to the front courtyard garden and the rear yard.

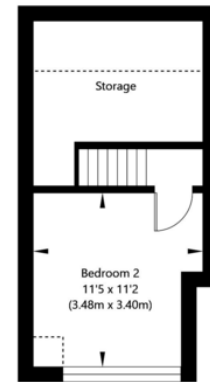




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 409 SQ FT / 37.98 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 356 SQ FT / 33.04 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 142 SQ FT / 13.21 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 907 SQ FT / 84.23 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2021



COUNCIL TAX BAND

B

TENURE

Freehold

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 at the traffic lights turn left onto Oxton Lane and take an immediate right into Spring Hill Court, which merges into Spring Hill. Number 12 is the third house in from the main road, on the terraced row.

[Click to access 12 Spring Hill Energy Performance Certificate](#)

OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire
LS24 9SG

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.

As long standing members of both organisations, Wishart Estate Agents proudly comply with the code of practice of the [National Association of Estate Agents](#) and [The Property Ombudsman](#). Further information about [NAEA](#) & [TPO](#), our code of practice and consumer guides can be found on their websites.