



*WISHART*  
ESTATE AGENTS

18 Field Drive  
Tadcaster  
LS24 8BB

£200,000

- Mid terrace property
- Modernisation potential
- Breakfast kitchen
- Spacious lounge

- Good sized bedrooms
- Front & rear garden
- Garage & rear access
- Tadcaster Grammar catchment





Sure to appeal to buyers looking for an exciting project within Tadcaster, this three bedroom, double fronted property offers good sized accommodation and plenty of scope for renovation. Located on the edge of the town, within a cul de sac overlooking the neighbouring fields, this traditional terrace will suit families and investors alike.

Approached via a path leading through a paved front garden, the upvc front entrance door leads into the entrance hall, which is fitted with good under-stairs storage.

A glazed door leads into the spacious lounge, which benefits from dual aspects windows,

providing plenty of light. Standing centrally as the focal point, a coal effect gas fire sits within a marble effect fireplace and hearth, with a timber mantle over. Ample space is provided for a range of reception furniture and there could be the potential to add French doors to the rear of the room, opening it out to the garden.

To the rear of the property, the kitchen is a well-proportioned room with space for a breakfast table and plenty of potential. The room is fitted with timber wall and base units, with contrasting work tops over, and features a recently replaced, eye level, electric oven with electric hob and extractor hood. Space is

provided for an under counter washing machine and dishwasher, and a freestanding fridge freezer. A stainless-steel sink unit and drainer is situated beneath a window overlooking the rear garden and a traditional stable door opens out to the rear porch.

From the kitchen, to the front of the property, a further reception room provides flexible space and would make an ideal home office. The room benefits from a window overlooking the front garden and cul de sac and has been fitted with additional wall units to compliment the kitchen.

The timber and glazed rear porch is another useful space and opens out onto the rear garden and garage.

The staircase leads to the first-floor landing, which features a hatch to the loft space, and gives access to the bedrooms and bathroom.

Bedroom one is a spacious double room, located to the front of the property, and benefiting from a fitted cupboard and ample space for additional storage furniture.

Bedroom two is a further, good sized, double room with a range of fitted wardrobes and a window to the rear elevation. Bedroom three

is a single room with a large run of fitted wardrobes and cupboards, one housing the gas central heating boiler. A window is located to the front aspect, overlooking the cul de sac and fields.

The house bathroom is fitted with a two piece ivory suite comprising; a paneled bath with shower over and a pedestal hand basin. The room is fitted with decorative tiles and beech effect laminate flooring. An opaque window is situated above the hand basin, to the rear aspect. The separate wc is situated next to the bathroom and is fitted with a white, push button WC set beneath an opaque window for light and ventilation. The walls are tiled with

cream tiling and the floor with the matching laminate to the bathroom.

Externally, the property benefits from a low maintenance, paved front garden, with an assortment of mature shrubs, and a further paved, low maintenance garden to the rear, which enjoys a southerly aspect. A single garage is also located to the rear, with gated access and a dropped curb.



## COUNCIL TAX BAND

B

## TENURE

Freehold

## LOCAL AUTHORITY

Selby District Council

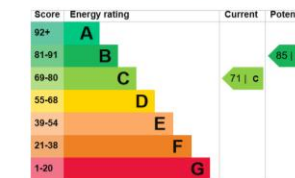
## DIRECTIONS

Heading west on the A64, take the first exit to Tadcaster and enter the town on York Road. Take the second right hand turn, onto Field Drive, and continue to the bottom of the road, as it bends to the right. Number 18 can be found on the right hand side of the cul de sac, identifiable by our For Sale sign.

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



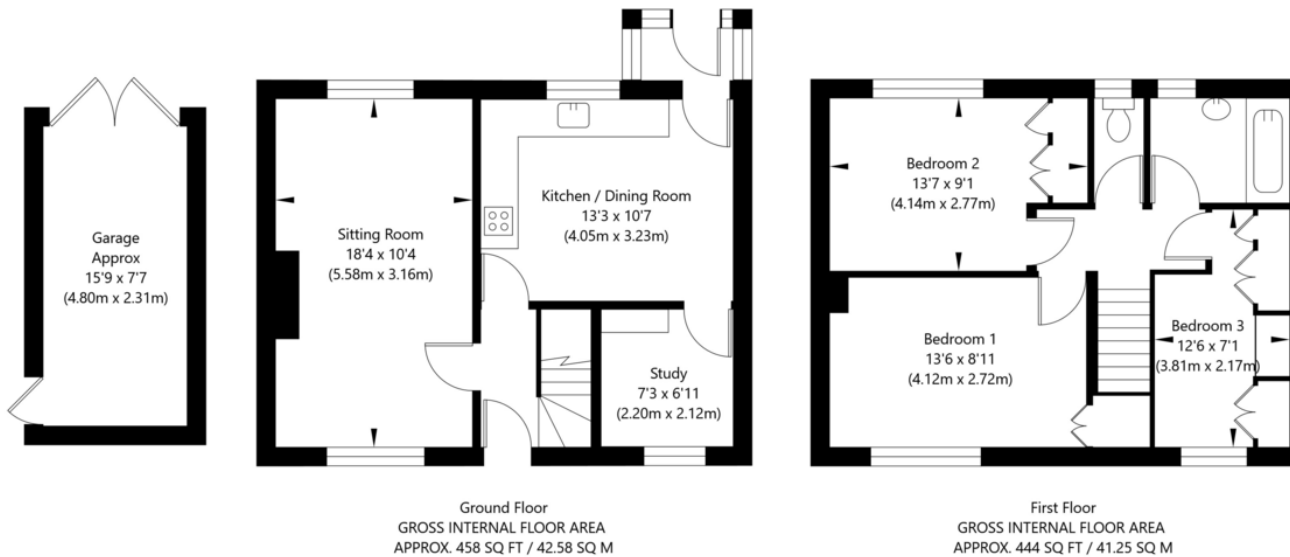
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 902 SQ FT / 83.83 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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