



*WISHART*  
ESTATE AGENTS

8 Westfield Square  
Tadcaster  
LS24 9JJ

£190,000

- Generous kitchen
- Lounge diner
- Utility area
- Three bedrooms

- Well-maintained gardens
- Detached garage
- Walking distance to primary school
- Tadcaster Grammar School catchment



This terraced property located in Tadcaster offers buyers the opportunity to put their own stamp down and make a wonderful family home. With a generous living space, three beds, lawned gardens and a detached garage, the property is within walking distance of the primary school and local amenities.

Perfectly positioned at the top of the cul-de-sac, the property has a gate and a shared path which runs alongside the front lawn. A double-glazed door leads directly into the kitchen, which is fitted with a range of cream units, contrasting worktops

and a white tiled splash back and there is ample space for a breakfast table and chairs. The sink is positioned beneath a window to the front elevation and in keeping with the rest of the ground floor, the room also benefits from laminate flooring.

The lounge/dining room is flooded with natural light from a dual aspect window to the front and patio doors to the rear. The central feature to the room is a gas fire, positioned on the chimney breast with a marble-effect hearth and set within a timber surround. The dining end of the

room offers ample space for a formal dining arrangement and other reception furniture.

The inner hall gives access to the rear door and garden beyond. Beneath the stairs, a few steps down, a small utility area has been created offering storage and plumbing for a washing machine. A recently fitted gas-fired, central heating boiler is also housed here.

The WC is positioned on the half landing and has a frosted window, which provides light and ventilation.



Up another few stairs, a window overlooking the rear aspect offers plenty of natural light to the landing area, which also gives access to the three bedrooms. A ceiling hatch provides access to the loft space.

Up another half flight of stairs, the bathroom is fitted with a white two-piece suite comprising, a bath with an electric shower over and a hand wash basin. Partially tiled walls, vinyl flooring and a frosted window allowing for light and ventilation complete the bathroom.

Bedroom one is a bright and airy double room with ample space for a large bed and a range of bedroom furniture. The room benefits from a window offering views across the front garden and the cul-de-sac.

Bedroom two is another good-sized double bedroom with chimney breast and a built-in cupboard in the alcove. As with bedroom one, there is a window overlooking the front aspect. Bedroom three is a good-sized single room, which has been re-plastered and has a window to the rear aspect.

A gate and shared path lead to a well-maintained front garden with lawn and mature plants and shrubs. The rear door and patio doors from the lounge/diner both give access to a partially walled, south-facing rear garden with lawn and a seating area – ideal for sitting out in the warmer months. A gated path leads to a detached garage to the rear of the property.



**COUNCIL TAX BAND**

B

**TENURE**

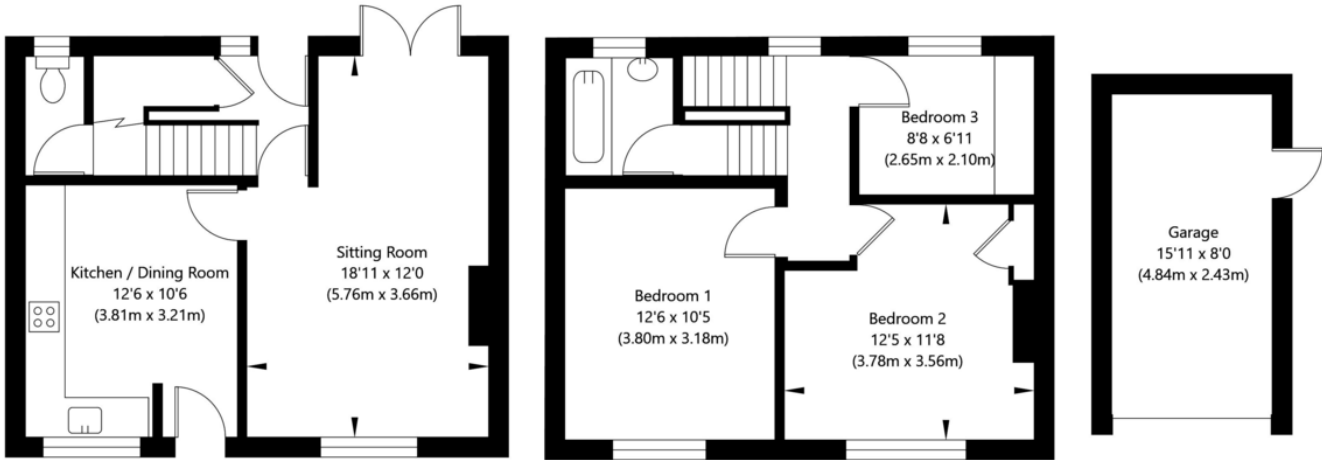
Freehold

**LOCAL AUTHORITY**

Selby District Council

**DIRECTIONS**

Heading towards leads on the A64, take the exit signposted Tadcaster and Sherburn (A162). At the end of the slip road turn right and follow the road to the traffic lights, where you will turn right. Take the first left onto St Joseph's Street and at the t- junction turn left onto Station Road. Follow the road as it bends to the right, signposted for Boston Spa and take the next right hand turn onto Westfield Crescent. Westfield Square is a cul-de-sac on your right and the property is the immediately in front of you.



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 435 SQ FT / 40.37 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 442 SQ FT / 41.11 SQ M

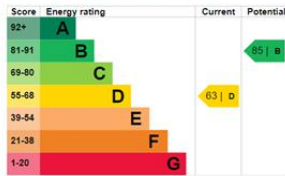
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 877 SQ FT / 81.48 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Energy efficiency rating for this property**

This property's current energy rating is D. 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

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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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