



WISHART
ESTATE AGENTS

24 Station Road
Tadcaster
LS24 9JG

£435,000

- Period property
- Four bedrooms
- Open plan kitchen/dining room
- Original features
- Utility/boot room
- Cellar
- Option for off-street parking
- Sought-after market town location



Built around 1870, this beautiful property has been lovingly restored by its current owners to offer open plan living for modern family life. Situated in the ever-popular market town of Tadcaster, the property is within easy access to an array of local amenities and walking distance of the local primary school. It boasts spacious internal accommodation with high ceilings and period features and is a prime example how old and new can marry together to enhance a grand period property.

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Situated in the ever-popular market town of Tadcaster, the property is within easy access to an array of local amenities and walking distance of the local primary school, as well as in the catchment area for Tadcaster Grammar School. It boasts spacious internal accommodation with high ceilings and period features and is a prime example of how old and new can marry together to enhance a grand period property.

The walled front garden is mostly laid to lawn and has recently been planted with a hornbeam hedge. The entrance door opens into a bright and welcoming hallway, beautifully decorated with high ceilings, coving and deep skirting boards. A small amount of panelling adds a modern twist to the ornate spindled banister, which leads to the first-floor accommodation. Luxurious Kardean timber-effect flooring is ideal for this high-traffic area of the home and continues throughout the ground floor.

In keeping with the age of the property, the spacious lounge boasts original coving, picture rail and a ceiling rose. All the windows including the bay have been sympathetically replaced with sash-style windows. Decorated in soft green tones, the central feature in this room is an ornate, fully functioning fireplace with a tile and cast-iron inset, which stands on a tiled hearth.

An open plan kitchen/dining family room certainly adds the WOW factor. The beautiful two-tone kitchen offers everything you could wish for including a dark grey

central island offering lots of storage, pale quartz work preparation areas, a Miele electric oven, induction hob with extractor above and hurricane lighting. In contrast, a bank of soft grey units with a sink and mixer tap also has quartz worktops to match the island. Space is provided for a freestanding fridge freezer, a dishwasher and an integral microwave. A timber glazed door and a sash window look out onto the rear garden and the chimney breast with tiled inset adds character to the dining end of the room, which can accommodate a very large formal seating arrangement and still offer space for other reception furniture.

Through the kitchen is a boot room/utility area with a low seating area and storage for muddy boots and coats – ideal for a young family. Plumbing is provided for a freestanding washing machine and tumble dryer beneath the sink. Stylish vertical radiators complete the modern décor.

The ground floor shower room is fitted with a hand wash basin and a low-level floating WC. Contemporary metro-

style tiling finished with chrome edging tones in nicely with the heated towel rail and mirrored bathroom cabinet.

Back through the hallway, the spindled staircase with decorative newel posts leads to the first-floor landing. The high ceilings and neutral décor add to the spacious feel.

Bedroom one is a large double room to the front elevation, perfectly presented with pale cream walls and carpet and all the original features we have come to expect. A cast-iron fireplace with a decorative timber surround sits on the chimney breast and there is ample space in the alcoves to accommodate freestanding bedroom furniture.

Bedroom two is a further good-sized double room also fitted with a picture rail and a window overlooking the rear garden. A bank of fitted wardrobes painted a modern dark blue colour offers a huge amount of storage space, while the house bathroom, accessed

through this bedroom, does not disappoint. Fitted with a white three-piece suite comprising, a bath with shower attachment, shower unit with waterfall shower head, a large pedestal hand basin and a low-level WC, the room is flooded with natural light from dual aspect frosted, sash timber windows and delightfully warm due to the underfloor heating and a heated towel rail. A shelved alcove is ideal to display toiletries.

Bedroom three has a window overlooking the rear of the property and can accommodate a single bed and a small wardrobe or chest of drawers.

Bedroom four is currently used as a home office but would also make an ideal nursery.

A door from the kitchen leads down stone steps to a cellar offering an abundance of storage space, ideal for bikes and outdoor equipment. An old stone sink sits beneath a window, which offers natural light and the gas-fired central heating boiler and hot water storage tank are also housed here. With the benefit of lighting

and electricity this area would make an ideal workshop, playroom or snug.

Externally, the property features a low maintenance, lawned, front garden. The walled rear garden has a lawn edged with a flower bed and a bay tree. The patio seating area is ideal for al fresco dining on sunny afternoons. Equally, should you prefer off-street parking, the rear garden allows for vehicle access via double wooden gates.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1586 SQ FT / 147.37 SQ M - (Excluding Cellar)
 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

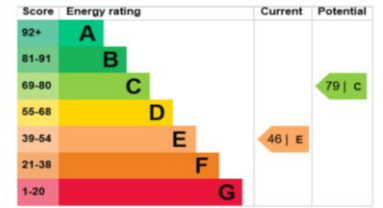
DIRECTIONS

From Tadcaster Swimming Pool continue straight ahead, passing St. Joseph's Catholic Primary School on the right. Number 24 is located on the right just as the road merges into Wetherby Road and is easily identifiable by the Wishart Estate Agents for sale flag.

Energy efficiency rating for this property

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

[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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