



*WISHART*  
ESTATE AGENTS

56 Fairfield Road  
Tadcaster  
LS24 9SN

£215,000

- 3 bedrooms
- End terrace
- Kitchen diner
- Lounge
- House bathroom
- Attractive frontage plus rear yard
- Allocated parking space
- Popular Tadcaster location



Offered to the market with no onward chain, and boasting an enviable position upon this popular Tadcaster development, number 56 Fairfield Road is a three bedroom, end of terrace property with allocated parking space on the adjoining car park. The frontage is mostly laid to lawn with a foot path to the front door. The block paved courtyard garden to the rear is fully enclosed and easy maintenance.

Mostly laid to lawn, the frontage leads to a UPVC double glazed front door, opening to an entrance hall with stairs up to the first floor. A Dado rail adds character to the

entrance hall, stairs and landing. This is a naturally light area having glazing to the front door. An electric storage heater is also located here.

Located to the front of the property, the living room has a large window also allowing for plenty of natural light. A coal effect gas fireplace with attractive tiled hearth and inlay and timber surround acts as the main focal point to the sitting room. Wall lights and a dado rail complete the room. An Economy 7 electric storage heater is also located here.

The kitchen diner located to the rear of the property is fitted with a range of cottage style, shaker, base and wall units with contrasting laminated worktops over and tiled walls. Integrated appliances include an oven hob and extractor fan, fridge freezer and space for a washing machine. A one and a half bowl, stainless steel sink and drainer with mixer tap sits below a window overlooking the rear courtyard. To the dining end of the room are wall cupboards and an understairs cupboard. Ample space is provided for dining table. The boiler is also located here.

The landing area to the first floor benefits from a built in linen cupboard and a hatch providing access to the loft. An Economy 7 electric storage heater is also located upon the landing.

Bedroom one, located to the rear of the property, boasts built in wardrobes and a dressing table. This double bedroom also enjoys a private outlook, having only bungalows immediately to the rear.

Bedroom two is located to the front of the property, another good size double bedroom giving a front and rear choice of

principal bedroom.

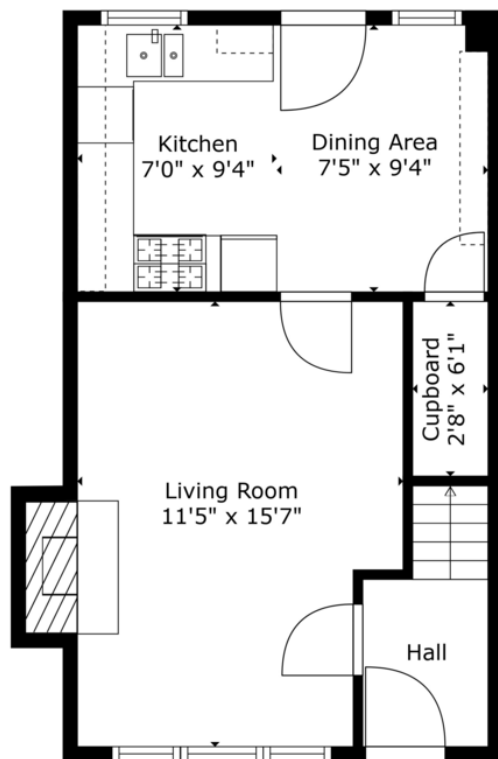
Bedroom three is also located to the front of the property, a good size, single room with bulkhead over the stairs.

The bathroom is fitted with a white three-piece suite to include low-level WC, pedestal wash hand basin and bath with shower over, an extractor fan and frosted glazed window. Completing the room is tiling to the walls, laminate tiling to the floor and an electric heated towel rail.

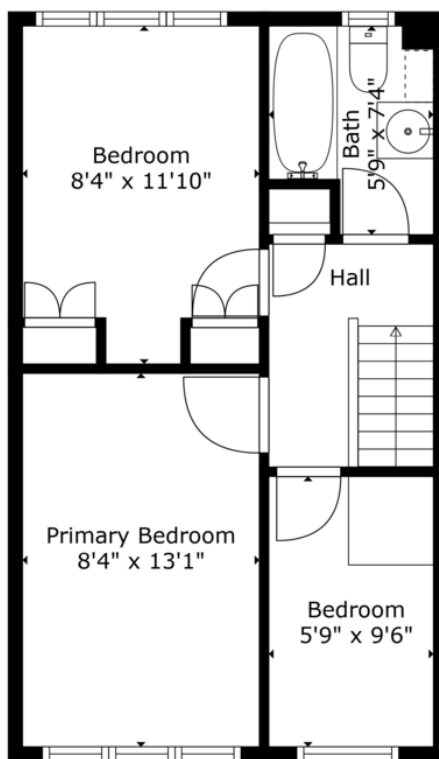
Laid with attractive block paving, the fully enclosed wall courtyard to the rear features a corner flower bed, adding interest and colour. There is also a washing line pole, an area for bin storage and a gate to the side leading to a footpath to the parking area.

North Yorkshire County Council  
Council Tax Band C  
EPC Rating D





Floor 1



Floor 2

**TOTAL: 729 sq. ft**  
 FLOOR 1: 366 sq. ft, FLOOR 2: 363 sq. ft  
 EXCLUDED AREAS: FIREPLACE: 6 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

**COUNCIL TAX BAND**

C

**TENURE**

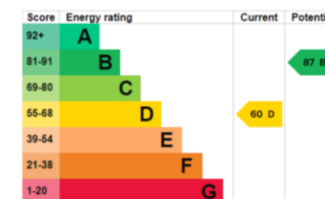
Freehold

**LOCAL AUTHORITY**

North Yorkshire Council

**DIRECTIONS**

From our office on Station Road, Tadcaster continue along Station Road. Take the second left, opposite Edgerton Drive onto Fairfield Road. Bear right onto Fairfield Way, follow the road to the parking area as far as you can go, Number 56 is situated to the top of the car park beyond the brick wall.



**OFFICE**

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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 are 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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