



WISHART
ESTATE AGENTS

3 Woodlands Avenue
Tadcaster
LS24 9LE

£330,000

- Deatched bungalow
- Elevated position
- 2 bedrooms
- House bathroom & en-suite shower room
- Open plan lounge diner
- Conservatory
- Garage
- Tadcaster Grammar School catchment



Wishart Estate Agents are delighted to offer to the market this generous two-bedroom bungalow situated in the popular market town of Tadcaster.

Benefiting from an elevated position overlooking the street and open views beyond. This bungalow has been previously extended to enhance the kitchen, offer a porch, an en suite and a conservatory.

The entrance porch gives access into the property and a cloakroom cupboard offers space for coats and shoes. The laminate flooring runs along the hallway and is ideal

for this area of the home.

A double bedroom to the front elevation benefits from a bay window, has a feature wall and fitted wardrobes.

A second double bedroom leads into an en suite shower room. Fitted with a shower cubicle, hand wash basin, low level W/C and a bidet. Tiled walls and flooring and a part glazed door which gives access to the rear garden.

Continuing along the hallway there are two storage cupboards with louvre doors, one of which houses the stacked washing machine and tumble dryer, which are included with the purchase.

The house bathroom is fitted with a double shower unit, a hand wash basin and a low-level W/C. A frosted window allows for light and ventilation and a heated towel rail, tiled walls and non-slip flooring finish this room.

The generous lounge is flooded with natural light from a window to the front and a bay window to the side elevation. Opening directly into the dining end of the room, which can accommodate a full-size dining arrangement as well as other free standing reception furniture. The laminate flooring continues throughout these rooms too.

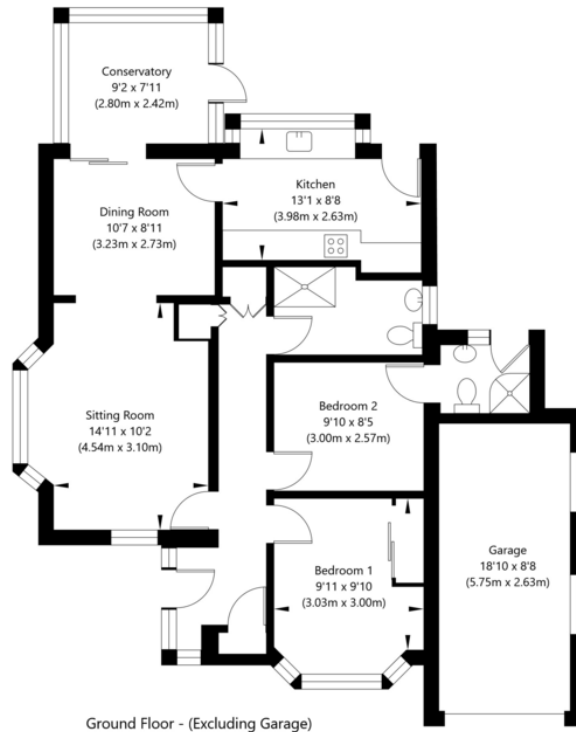
The conservatory benefits from a solid roof and Velux window, has a brick feature wall, a wall mounted electric heater and a door leading to the rear. This area is fitted with a carpet.

The kitchen, which is accessed from the dining room, was extended approximately five years ago to add a bay window around the sink unit. The layout includes ample white wall and floor units and contrasting worktops. Integral appliances include a gas hob, electric double oven, fridge freezer and a free standing dishwasher. The walls and floor are tiled and a part glazed external door leads into the rear garden.

Externally the property has off street parking and a garage with a roller door and a path which runs past the side garden to the rear gate. The rear garden which is fully enclosed is laid to lawn, has a patio, a raised decking area, a shed and has well-established flower beds.

The front is raised from the road level with steps and pretty, planted flower beds, which lead to a patio seating area.





Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 871 SQ FT / 80.94 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 871 SQ FT / 80.94 SQ M - (Excluding Garage)
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

North Yorkshire Council

DIRECTIONS

Entering Tadcaster from Leeds Road A658, take a right onto Garnet Lane. Continue along Garnet Lane and take your second left onto Woodlands Avenue. Number 3 can be located on your left hand side, just before the turning onto Willow Rise.

EPC to follow

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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 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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