



WISHART
ESTATE AGENTS

37 Auster Bank Crescent
Tadcaster
LS24 8AY

£330,000

- Detached bungalow
- Lounge and sun room
- Three bedrooms
- Kitchen
- Wet room
- Detached Garage
- Patio seating area and lawned garden
- No onward chain



Wishart Estate Agents are delighted to bring to market this three-bedroom detached bungalow situated in the popular market town of Tadcaster. This property which has a generous lounge and a sun room, also offers three bedrooms, a recently replaced kitchen and wet room and a storage room in the loft. Externally a drive leads to a detached garage and a lawned rear garden.

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Approached via the driveway which leads to a detached garage and a low maintenance paved frontage. The addition of a small storm porch is useful and adds character to the property. The entrance hall has light timber effect laminate flooring which is practical for this area of the home and a built-in cupboard offers storage for coats and shoes.

A second cupboard houses a staircase leading to a room in the loft. Boarded and fitted with a carpet and two Velux windows, this area is ideal for storage or could make a fourth bedroom subject to the relevant permissions.

The kitchen, which has in the last couple of years been replaced by the vendor, is fitted with a range of cream wall and base units including drawers and carousel cupboards. A stainless-steel sink sits

beneath a window to the rear. Integral appliances include an electric oven and an induction hob, space is also provided for a freestanding washing machine and a fridge freezer. Dual aspect windows enhance the natural light in the kitchen and the gas fired central heating boiler is also housed here.

The house bathroom was replaced in August 2022 to form a wet room. The bath has been removed and a shower fitted alongside the white hand basin and a low-level WC. The walls are covered with mermaid boarding, an opaque window allows for ventilation and a heated towel rail completes this room.

The generous lounge can accommodate a large suite of furniture and an array of free-standing reception furniture. The main focal point of this L shaped room is the gas fire set in a timber surround. A window to

the rear and a patio door leads into the sun room which has a perspex roof and tile flooring. Another door leads out to the rear garden and patio beyond.

The principal bedroom can accommodate a large bed, and other free standing bedroom furniture. In keeping with the other bedrooms, this room is fitted with a dado rail and benefits from a window to the front aspect.

The second bedroom is also a double room situated to the front of the property. This versatile space is currently used as a formal dining room but could lend itself to numerous functions including a bedroom or a home office.

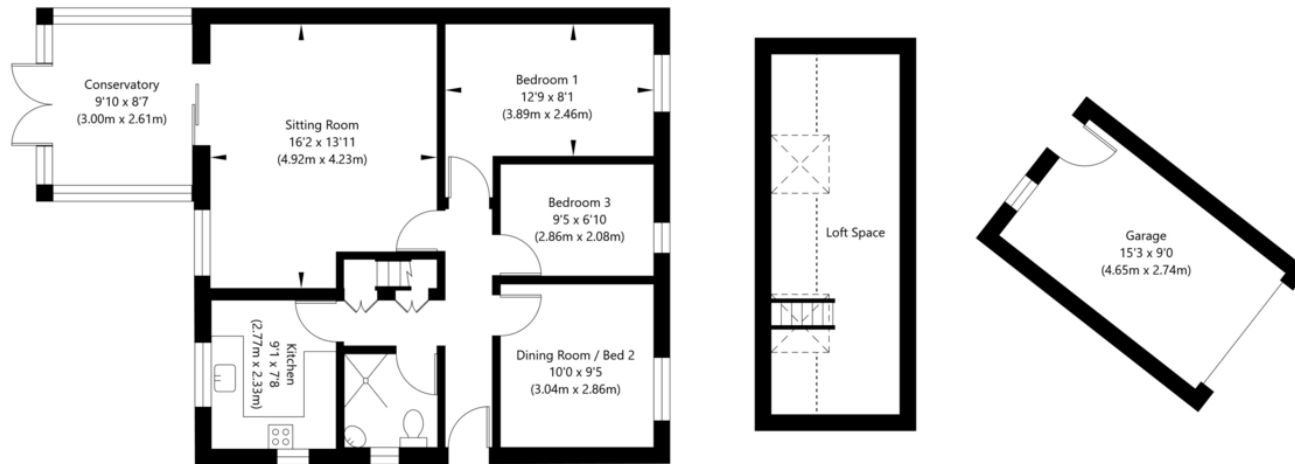
Bedroom three is the smaller room, it can accommodate a full-size single bed and other free

standing furniture.

The rear garden can be accessed via a gate at either side of the bungalow, it is mostly laid to lawn with a patio seating area, ideal for outdoor dining in the warmer months. Well established shrubs and trees including a Bramley apple tree and flower beds planted with roses offer a splash of colour. There is also a garden shed offering extra storage.

This property is fitted with solar panels.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 797 SQ FT / 74 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 797 SQ FT / 74 SQ M - (Excluding Garage and Loft Space)
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

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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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