



WISHART
ESTATE AGENTS

1 Turnpike Road
Tadcaster
LS24 8JS

£465,000

- Detached four bedroom
- Principal suite with dressing area
- Three reception rooms
- Kitchen adjoining formal dining room
- Double garage
- Enclosed front and rear gardens
- Sought after location
- No onward chain



Enjoying an enviable position upon this popular development within the market town of Tadcaster, this four bedroom, detached property is a fine example of its type. The spacious, immaculately presented internal accommodation, lawned front and rear gardens, garage and driveway are all sure to appeal.

Sold with no onward chain and ideal for those wishing to stamp their mark on a blank canvas, we highly recommend early viewings for what is sure to be a popular property.

The spacious and welcoming entrance hall benefits from an abundance of natural light, ground floor WC with wash hand basin and stairs leading up to the first floor.

The living room, located to the right-hand side of the property, flows from front to back and again benefits from natural light as well as views of the fully enclosed, well maintained plot via the front bay window and patio doors to the rear. A coal effect fireplace acts as the main focal point of the room.

Adjoining the living room is a third reception room. Multifunctional in its use this area would lend itself to a home office, playroom, hobbies room or library. A window to the rear provides views of the garden.

The opposite side of the entrance hallway, a formal dining room benefits from views of the front garden and opens to a substantial breakfast kitchen. Clearly, there is the potential here to create an open plan kitchen dining arrangement if desired.

The kitchen is fitted with a range of shaker style base and wall units with laminate work preparation areas over. integrated appliances include an oven, microwave, hob and extractor while space is provided for a washing machine and dishwasher. Tiled flooring and part tiled walls complete this naturally light kitchen with dual aspect windows. The kitchen to utility room internal wall was removed some years ago creating a larger than average kitchen.

Stairs lead from the entrance hall to the landing, which provides access to the first floor accommodation as well as storage within the loft space.

The spacious principal bedroom boasts fitted furniture and views to the front aspect across York Road to the trees beyond. As one would expect in a property of this size, the principal bedroom also benefits from an en-suite bathroom with low-level WC, wash hand basin and bath with shower over. Just off the bedroom is a dressing room, again with built in furniture.

Bedroom two, located on the opposite side of the property, also benefits from fitted furniture. This is a further substantial double room.

Bedroom three is yet another double room, located to the rear of the property and benefitting from fitted furniture.

Bedroom four is another good size bedroom, located to the rear of the property.

Located centrally to the first floor is a fully tiled shower room, complete with large shower tray and a low level WC and sink within a vanity storage unit. A frosted glazed window and extractor fan complete the shower room.

Surrounded by hedging and enclosed by a fence and gate, the front garden is mainly laid to lawn with neat flowerbeds adding interest. A path leads from the side gate around to the front door.

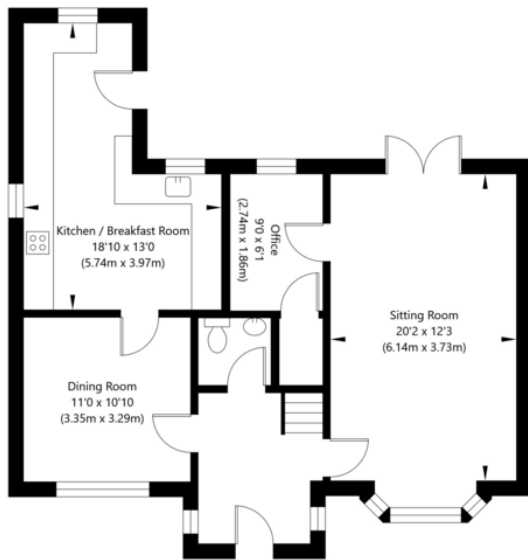
The driveway connecting from Turnpike Road itself, leads to a driveway and double garage which benefits from power and light.

The rear garden is mainly laid to lawn with patio seating area and paths. Fully enclosed, this is a safe space for children and pets. Easy access is provided from the driveway and garage across the rear lawn into the property. There is also an external tap.

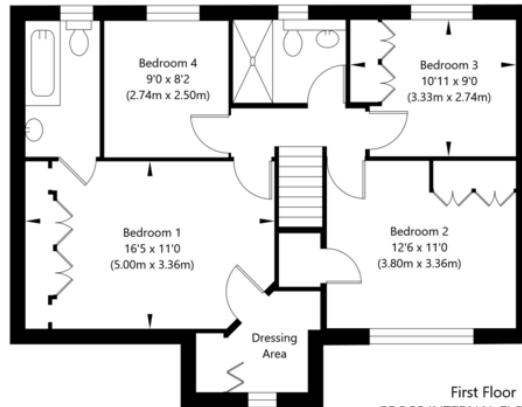
The property is headed by a gas fired boiler, heating the home via radiators to individual rooms. The boiler was installed in 2015, it has been regularly serviced and the most recent service was March 2023.



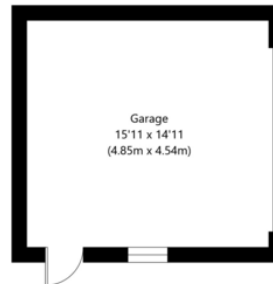




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 766 SQ FT / 71.16 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 685 SQ FT / 63.65 SQ M



Garage
15'11 x 14'11
(4.85m x 4.54m)



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1451 SQ FT / 134.81 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

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

North Yorkshire Council

DIRECTIONS

Entering Tadcaster from the A64 heading West, take your first right onto Turnpike Road. Number 1 is the first house on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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

