



WISHART
ESTATE AGENTS

27 The Fairway
Tadcaster
LS24 9HL

£320,000

- 3 bed semi-detached
- Open plan kitchen/diner
- Lounge with wood burning stove
- First floor house bathroom
- Detached garage and generous driveway
- Landscaped rear garden
- Popular Tadcaster location
- Excellent commuter links



Wishart Estate Agents are delighted to present to the open market this three-bedroom, semi-detached home situated in the popular market town of Tadcaster. This property offers a traditional layout with lounge to the front elevation and an open plan kitchen/diner to the rear, ideal for modern family life.

A low maintenance frontage with decorative slate and miniature shrubs sits alongside a generous brick set driveway which allows off-street parking for numerous vehicles and leads to the garage. A gate to the side gives access to the fully enclosed rear garden, laid with an Indian stone patio and a lawn. Steps

leading up the embankment to a pond, seating area and raised beds. The top lawn has been levelled and is ideal for older children. Whilst the garden is vast, it is low maintenance in practice and planted accordingly. A shed offers outside storage and there are mature trees including a plum tree and a silver birch. Outdoor electric points can be found in numerous places along the drive and garden.

A path to the front door leads into the hallway. A spindled staircase gives access to the first-floor accommodation. Laminate flooring which is ideal in this high traffic area of the home flows through into the kitchen.

The sitting room features a large bay window to the front elevation flooding the room with natural daylight. The main focal point, a log burning stove set within the chimney breast makes for a cosy room on winter evenings.

Fitted by the current vendors 2 years ago, the open plan kitchen/diner is slate grey, offers an array of base and wall units including tall larder cupboards, with laminate preparation areas over and a metro tiled splashback. A sink sits beneath a window to the rear aspect. Integrated appliances include an electric oven, fridge freezer, slimline dishwasher, and microwave oven. A central island offers further storage, an electric hob

with extractor above and a breakfast seating area. Generous in size, the room offers space for a formal dining arrangement as well alongside sliding patio doors leading to an Indian stone patio, a small lawned area and a pedestrian door leading into the garage.

Back through the hallway a staircase leads to the first-floor accommodation and the ground floor W/C which is fitted with a two-piece white suite is situated below the staircase.

The landing area benefits from a window to the side elevation and a hatch on the ceiling gives access to the loft space, which is fitted with a light, ladder and boarding.

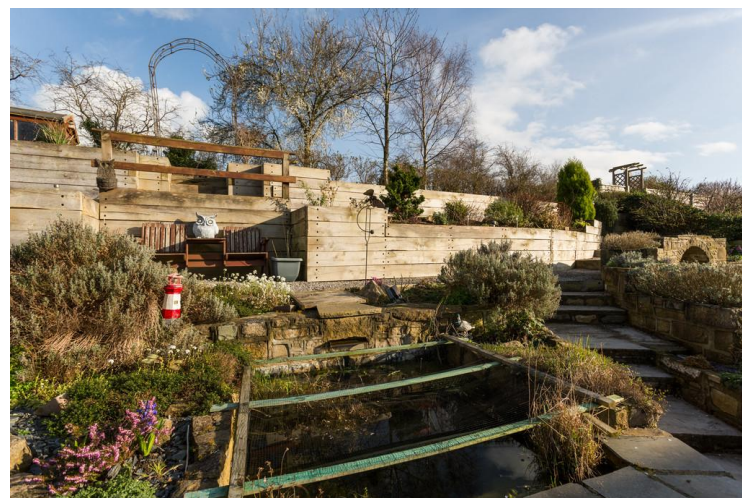
There are two generous double bedrooms with large windows, one to the front and one to the rear elevation. Both bedrooms have built in wardrobes and are generous enough to accommodate a large bed, either could be used as the principal bedroom. The rear bedroom also has an airing cupboard which houses a hot water tank that services the power shower and bath.

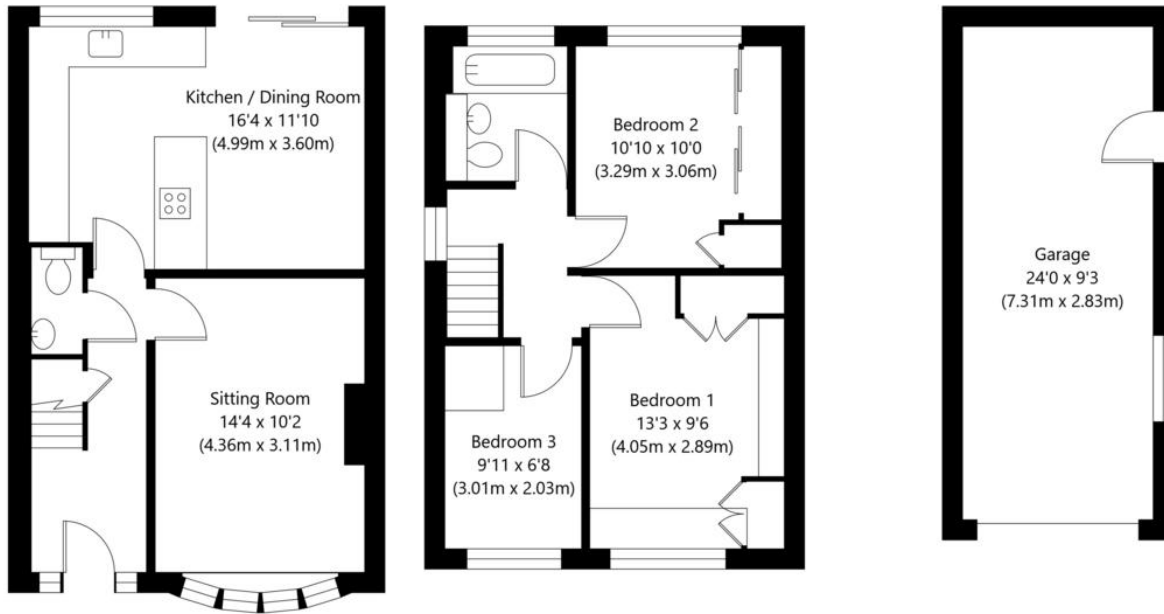
Bedroom three is a single room, currently set up as a child's room, it has a wardrobe on the bulkhead and offers space for a single bed and other free standing bedroom furniture.

The house bathroom has been replaced to allow for a very large bath with a shower over, a sink set on a vanity unit and a low-level W/C. Furnished with tiled walls, contrasting tiled flooring, a heated towel rail and frosted windows to allow for light and ventilation.

North Yorkshire County Council
Tax Band C
EPC Rating D







Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 432 SQ FT / 40.17 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 402 SQ FT / 37.32 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 834 SQ FT / 77.49 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

North Yorkshire Council

DIRECTIONS

Heading South West on the A64, take the A659 exit towards Tadcaster. Continue along the A659, York Road, and go straight on at the traffic lights onto Commercial Street. At the next set of traffic lights use the left hand lane to head straight on. Continue over the bridge and on to High Street and at the next set of traffic lights head straight on Leeds Road and take the second left onto Stutton Road. Continue along Stutton Road, past the parade of shops on the right take the next left hand turning into The Fairway. Follow the road to the left and number 27 can be found at the bottom of the street, on the right hand side, identifiable by our For Sale sign.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

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

