



Wharfedale Crescent, Tadcaster, North Yorkshire

OFFERED WITH NO ONWARD CHAIN | SPACIOUS SEMI DETACHED HOME | GENEROUS PLOT | SPACIOUS ENTRANCE | LOUNGE DINING | THREE BEDROOMS | OFF ROAD PARKING | EPC RATING C

Asking Price: **£265,000**



Wharfedale Crescent, Tadcaster, North Yorkshire

DESCRIPTION

Offered with no onward chain. Set on a generous sized plot and in the heart of a popular residential location lies this spacious semi detached home.

This property will appeal to many and an early inspection is recommended. With gardens to three sides, this home which will require some internal updating boasts light and space, benefits from gas fired central heating, double glazing and briefly consists of: Spacious welcoming hall, kitchen fitted with some integrated appliances, a through lounge into the dining room with French doors onto the rear garden and a side porch entrance. Stairs then lead to the first floor landing with three generous sized bedrooms with storage or fitted furniture and a house shower room.

Access to the property is via a five bar timber gate and is enclosed with a gravelled area and raised lawn at the front/side and a further enclosed patio garden at the rear. Parking is plenty with the enclosed driveway.



Directions

From Tadcaster Town Centre, head in the direction of Boston Spa, past the Post Office and take the turning right immediately after the Entrance to Tadcaster Swimming Pool, onto Westfield Crescent. Follow Westfield Crescent and turn right into Wharfedale Crescent where the property is on the left hand side..

Location

Tadcaster is a delightful market town surrounded by beautiful North Yorkshire countryside. With a fantastic array of cosy pubs including the oldest brewery in Yorkshire. The property is situated within this most popular and extremely well served market town, which provides an excellent range of amenities and facilities to include shops, primary and secondary schools, sports and health facilities.

Entrance Hall

A spacious welcoming hall with external door, doors to lounge, kitchen and stairs to the first floor landing. Radiator.

Kitchen

11'8" x 7'

3.6m x 2.13m

A fitted kitchen with base, wall units and preparation surfaces. Integrated 4 ring gas hob with a split level oven and grill. Plumbing for a washing machine and space for a fridge freezer. Sink and drainer with mixer tap. Tiled walls and a useful built in under stairs storage cupboard. Door to the side and window to the rear aspect.

Lounge/dining

25'2" (into bay) X 12'11" (max)

7.68m x 3.69m

A through dining area into the lounge with central stone fireplace and hearth. Window to the front aspect and French doors leading to the rear aspect. Radiator.

Side entrance

A useful 2nd entrance with windows and a door to the front.

Landing

Stairs to the first floor spacious landing with window to the side aspect and radiator. Hatch leading to the loft.

Bedroom One

13' x 11'7"

3.96m x 3.57m

A spacious double bedroom fitted with wardrobes and sliding doors, with hanging space and shelves. Dressing table fitted with drawers and bedside tables. Radiator. Window to the front aspect.

Bedroom Two

12'11" X 8'9"

3.69m x 2.71m

A spacious double bedroom fitted with wardrobes, window to the rear aspect and a radiator.

Bedroom Three

9'10" (max) X 8'6" (max)

2.77m x 2.62m

Window to the front aspect. Radiator. Over stairs storage.

House shower room

0m x 0m

A suite fitted with a corner walk in shower enclosure, wash basin with vanity unit, low level flush WC. Heated towel rail. Tiled walls and window to the rear aspect.

Outdoor Space

Access to this generous plot is via a five bar timber gate, this leads to the front garden laid with gravel and at the side a raised lawn area and mature shrubs. A gate encloses the rear patio garden with timber shed and fence to the boundary.

Parking

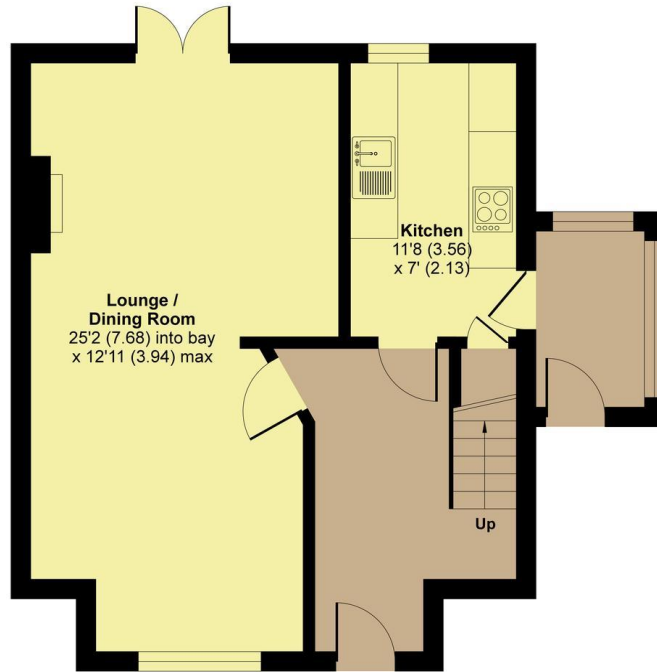
Access via the gates lead to the brick paved driveway providing off road parking.



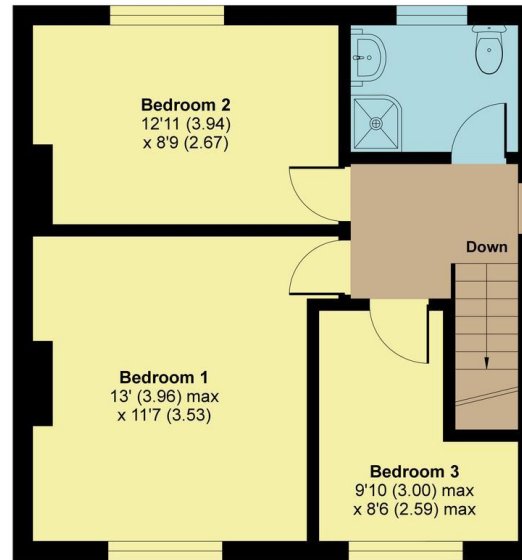
Wharfedale Crescent, Tadcaster, LS24

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 50 SQ M
(534 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 41.9 SQ M
(451 SQ FT)

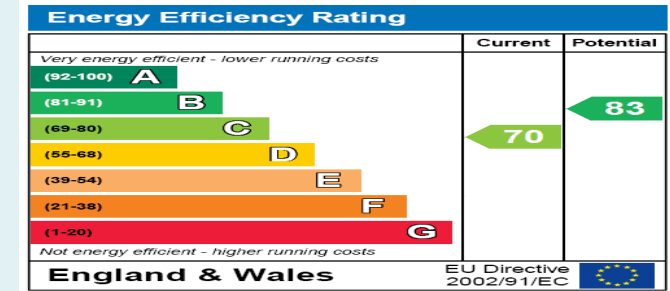


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 773359

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

Hunters opening hours – 9am - 5.30pm
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-3.30pm, Closed on Sunday



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