



**HUNTERS**<sup>®</sup>  
WETHERBY

Fairfield Road, Tadcaster, North Yorkshire

# Fairfield Road, Tadcaster, North Yorkshire

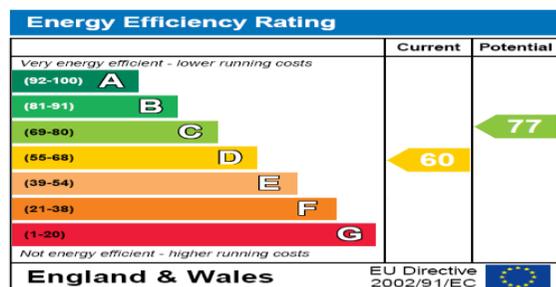
Asking price: £140,000

\*\* Offered with No Onward Chain \*\*

This spacious first floor two bedroom apartment is conveniently situated within a development of similar homes on the edge of Tadcaster and is popular amongst many buyers including investors and first time buyers.

The property boasts gas fired central heating and double glazing along with its own private entrance. Briefly consisting: ground floor entrance door, returning stairs to the spacious landing, generous sized lounge, two double bedrooms and a kitchen fitted with base and wall units and space for white goods. The house bathroom with shower over bath completes the spacious living.

Outside is a private flagged courtyard area.



## ENERGY PERFORMANCE CERTIFICATE

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



5a Market Place, Wetherby, West Yorkshire, LS22 6LQ  
01937588228 wetherby@hunters.com www.hunters.com

A Hunters franchise owned and operated under licence by XSCAPADE PROPERTY GROUP LIMITED |  
Registered Address: 23 North Park Road, Harrogate, North Yorkshire, HG1 5PD | Registered Number: 12691503  
England and Wales | VAT No: 358 6765 43

**Location**

Situated in this most popular and extremely well served North Yorkshire market town, which provides an excellent range of amenities and facilities to include shops, primary and secondary schools, sports and health facilities. The property is also conveniently located for access to Leeds and York City centres with the nearby A64 and A1/M1 link road providing swift and convenient commuting through Yorkshire and beyond.

**Directions**

Leave Wetherby via the A1M and take the first exit sign posted Boston Spa. Proceed through the village and upon entering Tadcaster, take the third turning right where the road bends to the left onto Station Road. Continue for some distance before taking the second turning onto Fairfield Road, where property is located on the right hand side, identified by our Hunters 'For Sale' board.

**Ground floor entrance**

A private entrance door with useful storage cupboard, window to the side and returning stairs that lead to the first floor landing.

**Landing**

A spacious landing with doors to kitchen, lounge, bedrooms and bathroom. Useful storage cupboard and hatch leading to the loft.

**Kitchen**

12'07" x 8'11"

3.68m x 2.78m

A kitchen diner with fitted wall and base units along with preparation surfaces. 1.5 sink and drainer with mixer tap. Cooker point, space for washing machine and tiled splashback. Window to the rear aspect. Radiator.

**Lounge**

12'08" x 12'07"

36823.52m x 3.68m

A spacious living room with window to the front aspect. Radiator.

**Bedroom One**

14'08" (into wardrobe) x 9'06"

4.29m x 2.76m

A double bedroom fitted with wardrobes. Window to rear. Radiator.

**Bedroom two**

10' x 9'03"

3.05m x 2.75m

A spacious bedroom with window to the front aspect. Radiator.

**Bathroom**

A suite consisting of wash basin with vanity unit, low level push flush WC and panelled bath with Mira shower over. Window to the side aspect.

**Courtyard**

A flag patio court area at the entrance with space for bin store.

**VIEWING ARRANGEMENTS**

**By Appointment With: Hunters**

**Tel: 01937588228**

**OPENING HOURS:**

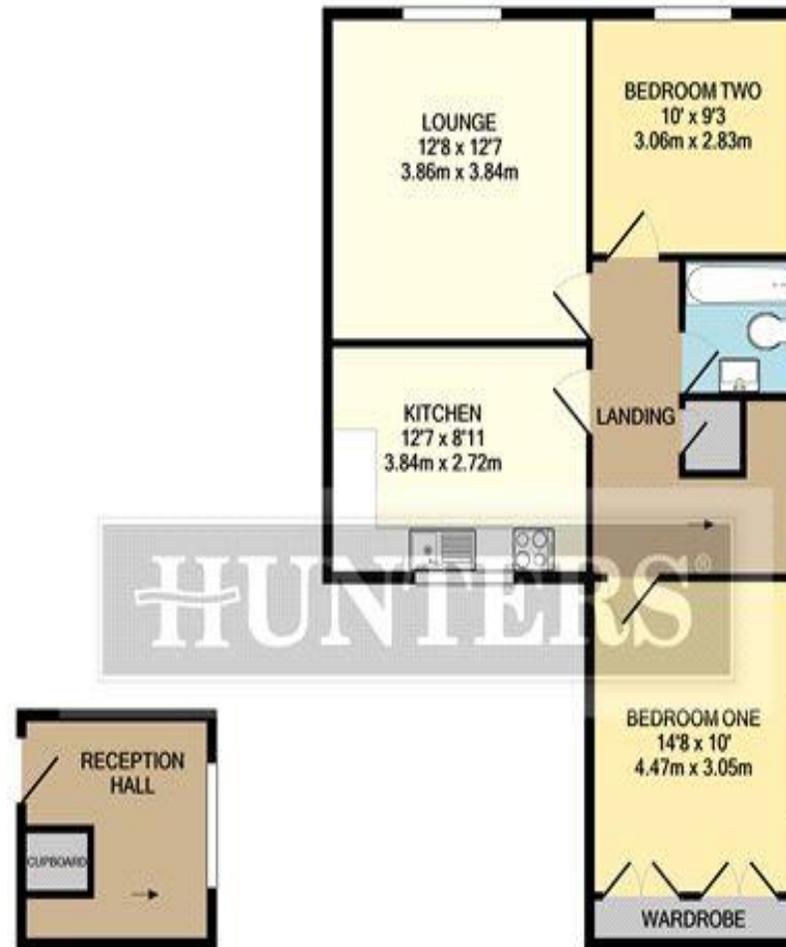
Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am -4:00pm, Closed on Sunday

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**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.



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 80 SQ. FT.  
(7.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 628 SQ. FT.  
(58.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 708 SQ. FT. (65.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



