

# Park Row



**Auster Bank Road, Tadcaster, LS24 8AX**

**Offers In Excess Of £250,000**



**\*\*SEMI-DETACHED\*\*THREE BEDROOMS\*\*DRIVEWAY\*\*STUNNING GARDENS TO THE FRONT AND REAR\*\*IDEAL FOR A GROWING FAMILY\*\*EPC RATING D\*\*COUNCIL TAX BAND B\*\***

Situated in the popular town of Tadcaster, this beautifully presented semi-detached property is the ideal home for a growing family and briefly comprises; lounge, kitchen/dining, three bedrooms, family bathroom, driveway and there are also spacious gardens surrounding!!

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS





## GROUND FLOOR ACCOMMODATION

### ENTRANCE

uPVC semi circle decorative double glazed entrance door which leads into;

### ENTRANCE HALLWAY

uPVC double glazed window to the side elevation, central heating radiator, stairs leading to first floor accommodation, door leads off to;

### LOUNGE

16'2" x 12'5" (4.94 x 3.80)



uPVC double glazed window to the front elevation, television and telephone points, central heating radiator, decorative fire place with electric fire with effective pebbles.



### KITCHEN

19'11" x 8'10" (6.09 x 2.71)



uPVC double glazed window to the front elevation and a half

glazed uPVC double glazed door to the side elevation, two internal doors, one which leads into a pantry with uPVC double glazed window with obscure glass, the other door leads to a cupboard which houses the boiler, wall, base and tall units in a white gloss finish with stainless steel handle lip, roll edge laminate worktop, integral fridge and freezer, space and plumbing for washing machine, tumble dryer and dishwasher, electric oven and hob with extractor over, glass splashback, central heating radiator, single stainless steel drainer sink with chrome mixer tap over, space for table and chairs.



## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to the side elevation. loft access, wooden balustrade and spindles.

### BEDROOM ONE

10'5" x 10'4" (3.19 x 3.16)



uPVC double glazed window to the front elevation, central heating radiator, sliding built in wardrobes with mirrored doors, airing cupboard.

### BEDROOM TWO

11'0" x 9'8" (3.36 x 2.96)



uPVC double glazed window to the front elevation, central heating radiator, television point.

### BEDROOM THREE

9'3" x 8'1" (2.82 x 2.47)



uPVC double glazed window to the rear elevation, central heating radiator.

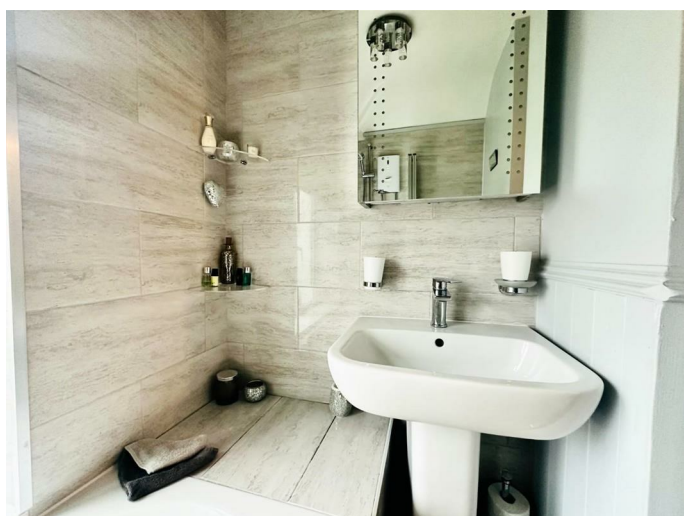


## FAMILY BATHROOM

6'11" x 6'3" (2.11 x 1.91)



obscure glass uPVC double glazed window to the front elevation and a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with chrome taps over, fully tiled around the bath with mains shower to the wall and a glass shower screen, chrome heated towel rail.



## EXTERIOR

## FRONT



decorative stoned driveway with space for 2 vehicles, black metal vehicular and pedestrian access gates, blocked paved footpath that leads to the front door and around the side of the property, further decorative stones areas creating a lovely outdoor space, rest is mainly laid to lawn, hedge runs along the front giving privacy and wooden perimeter fencing to remaining sides.







## REAR



accessed via a wooden pedestrian gate, blocked paved area with space for seating, decorative stones to the edges, middle section is mainly laid to lawn, space for a shed, perimeter wooden fencing to all sides.



## SIDE



The side of the property has access into the rear garden, and is mainly laid to lawn with perimeter wooden fencing surrounding.

## TENURE AND COUNCIL TAX

The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

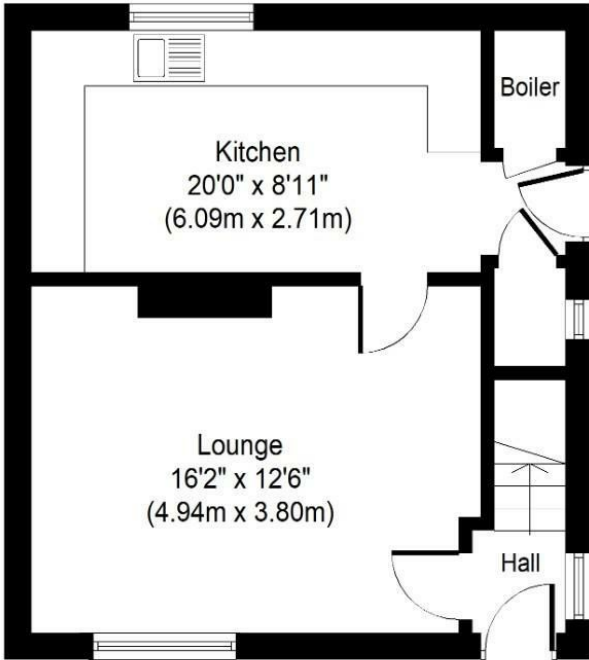
CASTLEFORD - 01977 558480

## **VIEWINGS**

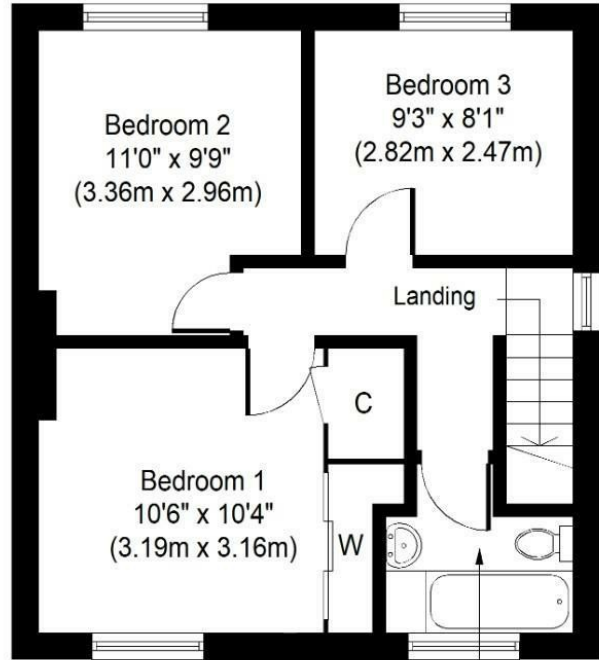
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Ground Floor**  
**Approximate Floor Area**  
**433 Sq. ft.**  
**(40.2 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**433 Sq. ft.**  
**(40.2 Sq. m.)**

**Bathroom**  
**6'11" x 6'3"**  
**(2.11m x 1.91m)**

**Total Approximate Floor Area**  
**866 Sq. ft.**  
**(80.4 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	82		
	68		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC