

# Park Row



## Rockcliff Court, Tadcaster, LS24 8HT

Offers In The Region Of £220,000



**\*\*IDEAL FOR FIRST TIME BUYERS/INVESTORS\*\*MID TERRACE\*\*THREE BEDROOMS\*\*MODERN KITCHEN\*\*COURTYARD GARDEN\*\*ON STREET PARKING\*\***  
Nestled within the charming Tadcaster, you'll find this gem at Rockcliff Court. Spread over 904.17 square feet and two well-appointed floors, this delightful home boasts of 3 spacious bedrooms and family bathrooms. The ground floor welcomes you with a fully equipped kitchen, complete with space for a washing machine, fridge/freezer, with modern appliances including an electric hob and built-in oven. A generously-sized living room offers the perfect setting for entertaining, complete with room for a dining table and chairs. The upper floor hosts 3 comfortable bedrooms and a sizable bathroom. The property is situated next door to an array of amenities like Sainsbury's supermarket for all your grocery needs, the Tadcaster Community Swimming Pool, and Tadcaster Leisure Centre offering fitness training. Tadcaster Medical Centre is close by for your healthcare needs, and you can enjoy latte leisurely weekends at the Roast Coffee Shop. An inviting homely setup, close-knit community, and convenient facilities make this property a compelling consideration for your next home.  
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

Enter through a grey uPVC double glazed entrance door with three decorative glass panels inserts and side panels into:

### ENTRANCE HALLWAY

12'8" x 6'4" (3.88 x 1.94)



Stairs with wooden balustrades and spindles leading to first floor accommodation, central heating radiator, doors leads into a cupboard for storage, space under the stairs for storage and internal doors which lead into;

### DOWNSTAIRS W/C

4'11" x 2'9" (1.51 x 0.84)

uPVC double glazed window to front elevation and includes a white suite comprising; close coupled w/c, corner handbasin with chrome tap over plus a central heating boiler.

### KITCHEN

13'0" x 9'0" (3.97 x 2.76)



uPVC double glazed window to the front elevation, wall and

base units in a white gloss finish with stainless steel handles, square edge worktops with tiled splashbacks, four ring electric hob with extractor over and built in oven under, one and half white drainer sink with chrome mixer tap over, space and plumbing for washing machine, space for free standing fridge/freezer, central heating radiator and an open doorway which leads into;



## LOUNGE/DINING

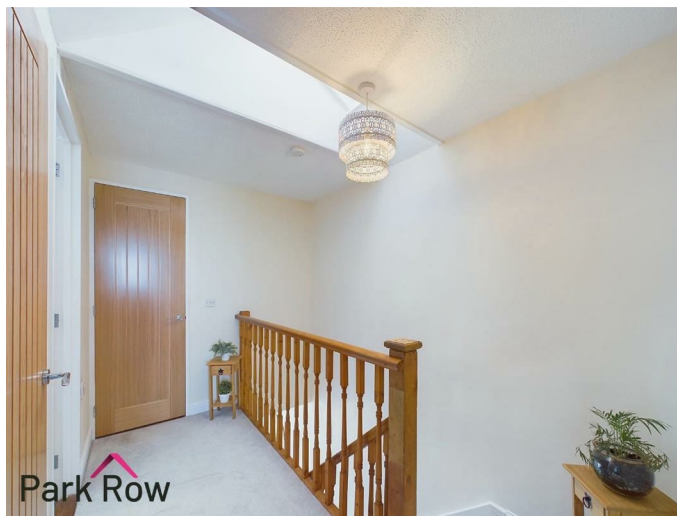
11'11" x 18'8" (3.65 x 5.71)



Two uPVC double glazed windows to the rear elevation, central heating radiator, space for dining table and chairs, television point and a door which leads back into the hallway.

## LANDING

9'9" x 3'10" (2.99 x 1.17)



Door which leads into a storage cupboard, loft access and further internal doors which lead into;

## BEDROOM ONE

12'4" x 9'10" (3.76 x 3.01)



## FIRST FLOOR ACCOMMODATION



uPVC double glazed window to the rear elevation, central heating radiator and an electrical point for a television.



**BEDROOM TWO**  
10'8" x 11'8" (3.26 x 3.57)



uPVC double glazed window to the front elevation, central heating radiator, built in cupboard for storage and an electrical point for a television.

**BEDROOM THREE**  
9'6" x 8'9" (2.91 x 2.67)



uPVC double glazed window to the rear elevation, central heating radiator, built in cupboard for storage and an electrical point for a television.



## FAMILY BATHROOM

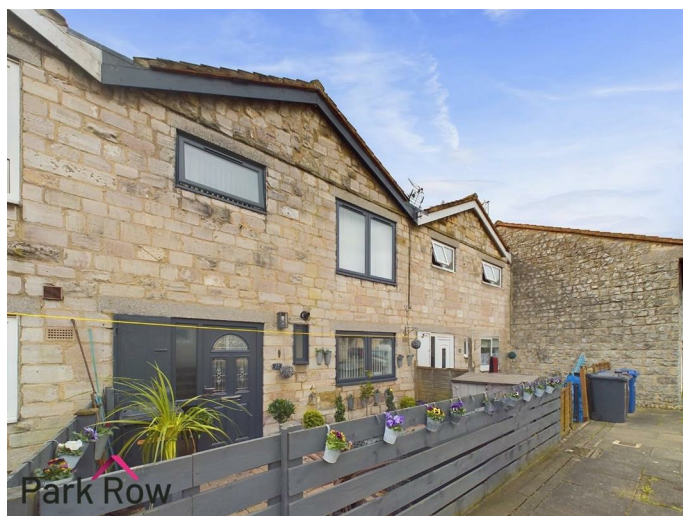
4'11" x 6'9" (1.50 x 2.07)



Obscure uPVC double glazed window to the front elevation, white suite comprising: panel bath with mains shower over, concealed cistern low level w/c, handbasin with chrome tap over and vanity unit beneath plus it is fully tiled around the bath/shower area.

## EXTERIOR

### FRONT



Accessed via a wooden pedestrian access gate and includes; access into the property through the entrance door, perimeter wooden fencing to all three sides and is a great space to enjoy the summer months as it has space for outdoor seating.



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

Please note: The Tenure, Local Authority and 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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G


Please note: The Utilities, Broadband and Mobile Coverage 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, Weds, 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**

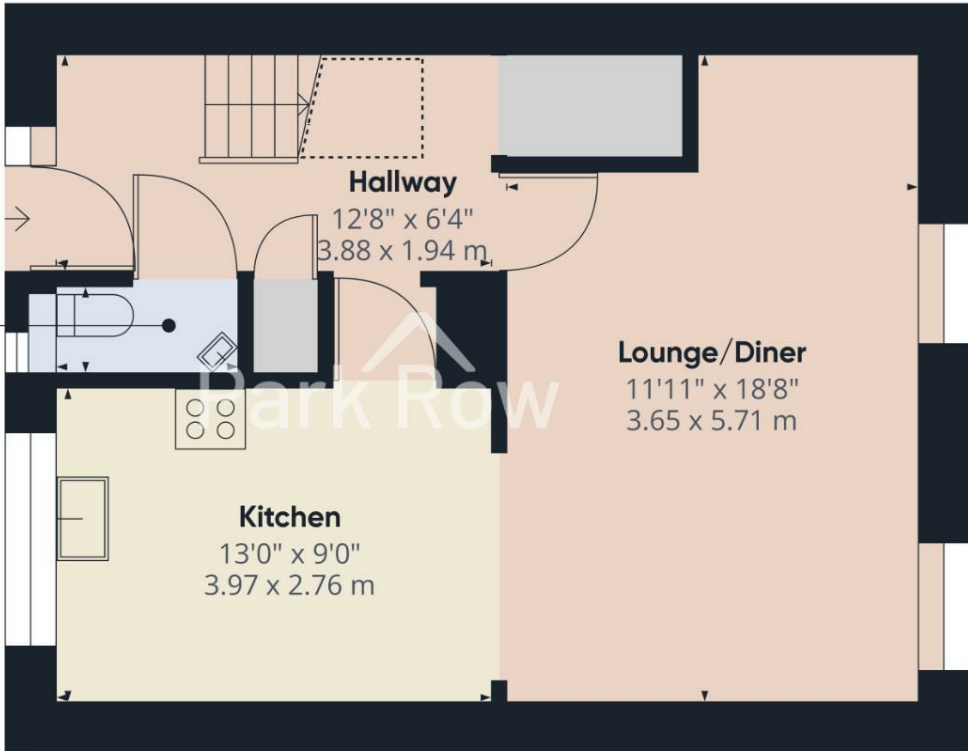
Strictly by appointment with the sole agents.

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.





**WC**  
4'11" x 2'9"  
1.51 x 0.84 m



**Approximate total area<sup>(1)</sup>**  
465.97 ft<sup>2</sup>  
43.29 m<sup>2</sup>

**Reduced headroom**  
15.12 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

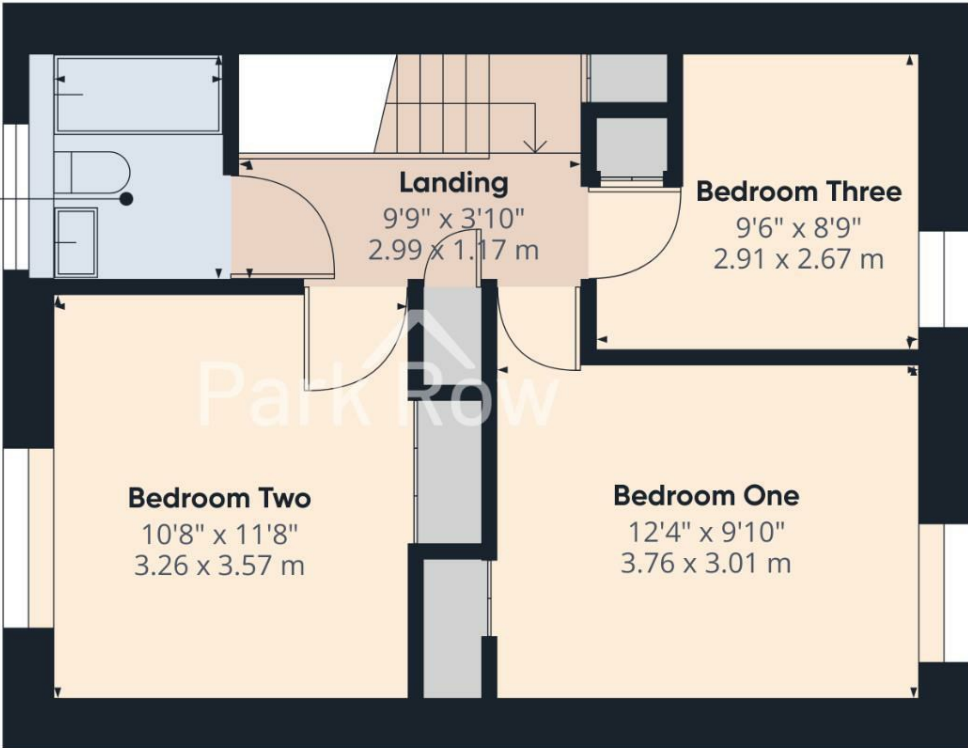
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Floor 0





**Bathroom**  
4'10" x 6'9"  
1.50 x 2.07 m



**Approximate total area<sup>(1)</sup>**  
440.32 ft<sup>2</sup>  
40.91 m<sup>2</sup>

(1) Excluding balconies and terraces

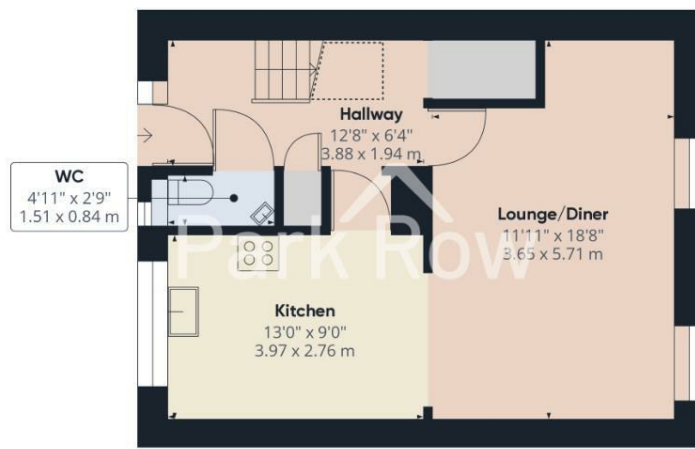
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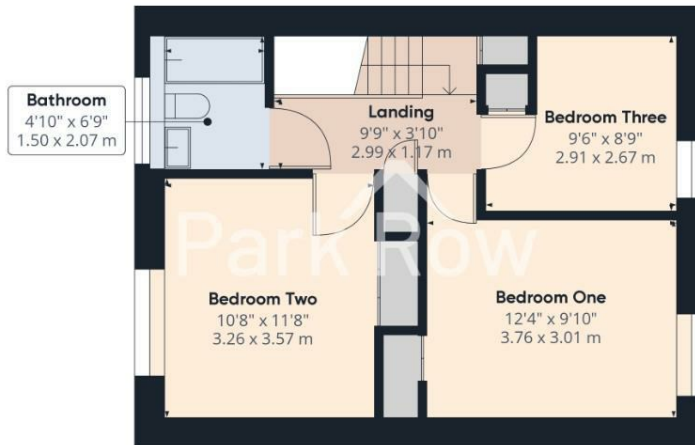
Floor 1







Floor 0



Floor 1

**Park Row**

**Approximate total area<sup>(1)</sup>**  
906.3 ft<sup>2</sup>  
84.2 m<sup>2</sup>

**Reduced headroom**  
15.12 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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T 01977 681122  
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk

