

Park Row



Woodlands Avenue, Tadcaster, LS24 9LE

Offers In Excess Of £350,000



****IDEAL LOCATION FOR FAMILIES**DETACHED**FOUR BEDROOMS**DRIVEWAY**GARAGE**FRONT/REAR GARDENS**NO UPWARD CHAIN**CONSERVATORY**BEAUTIFULLY PRESENTED****
Discover the charm of this delightful residence, nestled in the idyllic setting of Tadcaster. Located on Woodlands Avenue, this two-storey home boasts a generous 1270.14 square feet of well-thought-out living space. Downstairs, a spacious sunroom with double doors invites you out into the rear garden, convincingly merging inside living with the outside. The ground level also offers a splendid living room, a dining area perfect for family meals, a cosy kitchen and a pragmatic garage. Venture upstairs and you'll find four homely bedrooms and a well-appointed bathroom. Its convenient location ticks all the boxes for a comfortable lifestyle: From the local "Sainsbury's" supermarket just a short walk away, to keep your pantry stocked, gym enthusiasts can maintain their fitness game at the "Tadcaster Leisure Centre". Swim lovers are well catered for with "Tadcaster Community Swimming Pool" nearby. Quality barista-made coffee can be savoured at "Roast Coffee Shop" and excellent education options are just around the corner with "Riverside School, Tadcaster" the primary school and "Tadcaster Grammar School" both within easy reach. In this serene neighbourhood, your family will have everything they need and more. Experience distinct living in Tadcaster, right here on Woodlands Avenue. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL 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 uPVC door with an obscure glass insert and also windows either side which leads into;

ENTRANCE HALLWAY



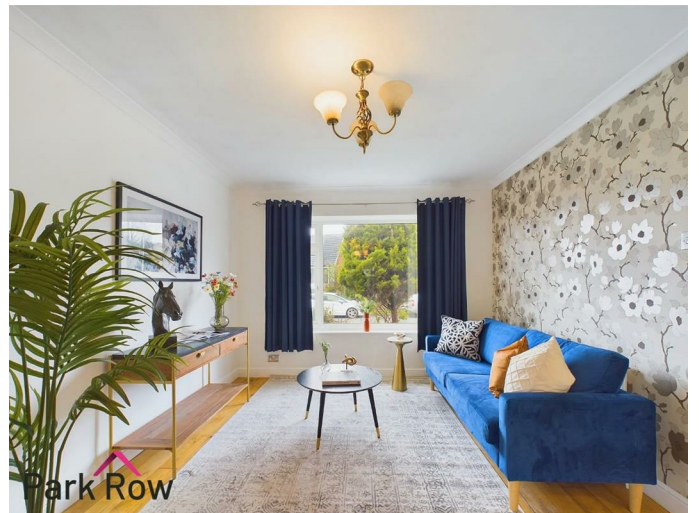
Stairs leading up to first floor accommodation, central heating radiator door leading into a cupboard for storage and further internal doors which lead into;

LOUNGE

22'1" x 10'6" (6.74 x 3.21)

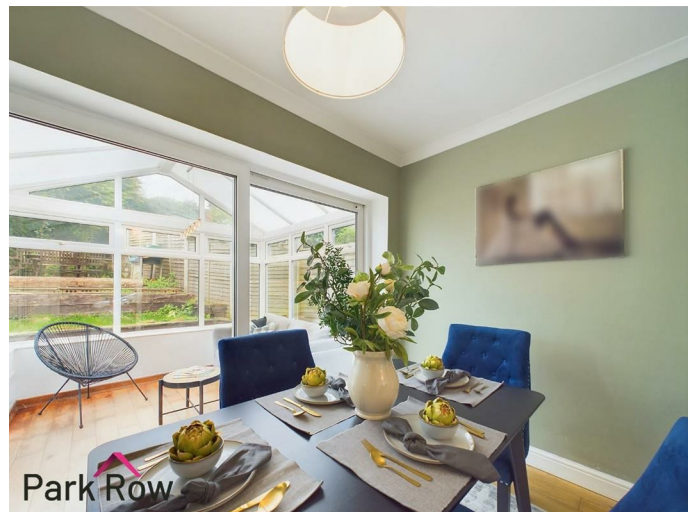


Two double glazed windows one clear glass window to the front elevation and an obscure window to the side elevation, built in decorative electric fire, television/telephone points, two central heating radiators and wooden glazed internal door which leads into;

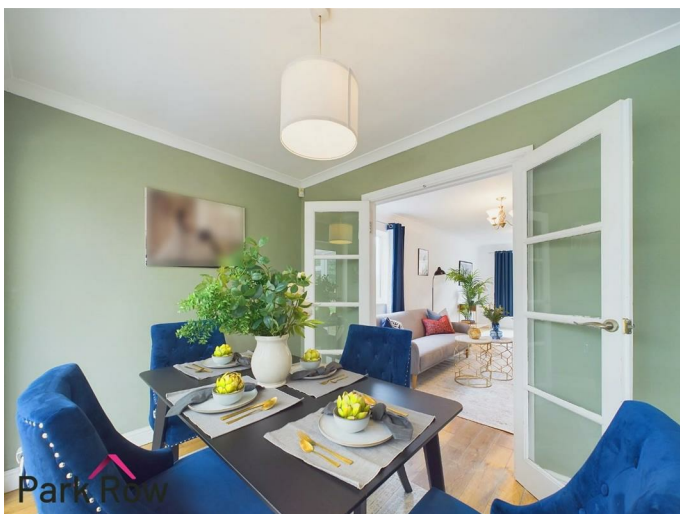




kitchen and a uPVC double glazed sliding patio door which leads into;



DINING
10'4" x 7'2" (3.17 x 2.20)



White vertical radiator, an open doorway leading into the

CONSERVATORY

8'11" x 8'6" (2.73 x 2.61)



Dwarf wall surrounding with uPVC double glazed windows above, a further uPVC double glazed triangle-shaped window to the rear elevation, polycarbonate pitched roof and a uPVC double glazed door which leads out to the rear garden.

KITCHEN

16'3" x 9'4" (4.96 x 2.87)



Two double glazed windows to the rear elevation, wall and base units in a matt white finish with chrome handles, range cooker with a five ring gas hob/extractor fan/stainless steel splashback over and an electric oven under, stainless steel drainer sink with chrome taps over, integral dishwasher, space and plumbing for washing machine, space for a dryer, space for a freestanding fridge/freezer, LED spotlights and a uPVC double glazed double door giving access to the left hand side of the property.



FIRST FLOOR ACCOMMODATION

LANDING

Access to bedroom two half way up the stairs then further steps up to the rest of the landing which has internal doors which lead into;

BEDROOM ONE

13'9" x 10'5" (4.21 x 3.20)



Two double glazed windows to the front and side elevation and also a central heating radiator.

BEDROOM TWO

12'11" x 7'11" (3.95 x 2.43)



Two uPVC double glazed windows to the front and side elevation and also has a central heating radiator.

BEDROOM THREE

9'4" x 8'11" (2.87 x 2.73)



Double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR

10'5" x 7'4" (3.19 x 2.25)



Double glazed window to the front elevation, central heating radiator and has potential to be a good sized bedroom/office space.

FAMILY BATHROOM

9'3" x 9'8" (2.82 x 2.97)



Three double glazed windows two to the rear elevation and one to the side and also has a white suite comprising; close coupled w/c, panel bath with chrome taps over and fully tiled splashback, pedestal hand basin with fully tiled splashback, fully tiled flooring and a corner shower with mains shower above and a glass shower screen.



EXTERIOR

FRONT



To the front of the property there is a brick built dwarf wall to separate the property from the street, block paved driveway with space for multiple vehicles, access to the garage, brick built porch over the entrance door, mature bushes and shrubs, paved pedestrian pathway leading down both sides of the property and the rest is mainly lawn.

SIDE

Has two paved pedestrian pathways either side of the property which leads to a wooden pedestrian access gate which leads through to the rear garden.

GARAGE

Has an up and over white steel door and is a great space for storage.

REAR



Can be accessed down either side of the property or through the door in the conservatory where you will step out onto; a paved area with space for seating which runs along the back of the property, brick built dwarf wall with steps up to the first level which is mainly laid to lawn, a further brick built dwarf wall with step up to the second level which is mainly laid to lawn, a further paved area with more space for seating, sleepers to the bottom filled with mature trees/bushes, perimeter wooden fencing to all three sides and the rest is mainly laid to lawn.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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.

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.

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.

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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 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

Approximate total area⁽¹⁾

768.87 ft²
71.43 m²

Reduced headroom

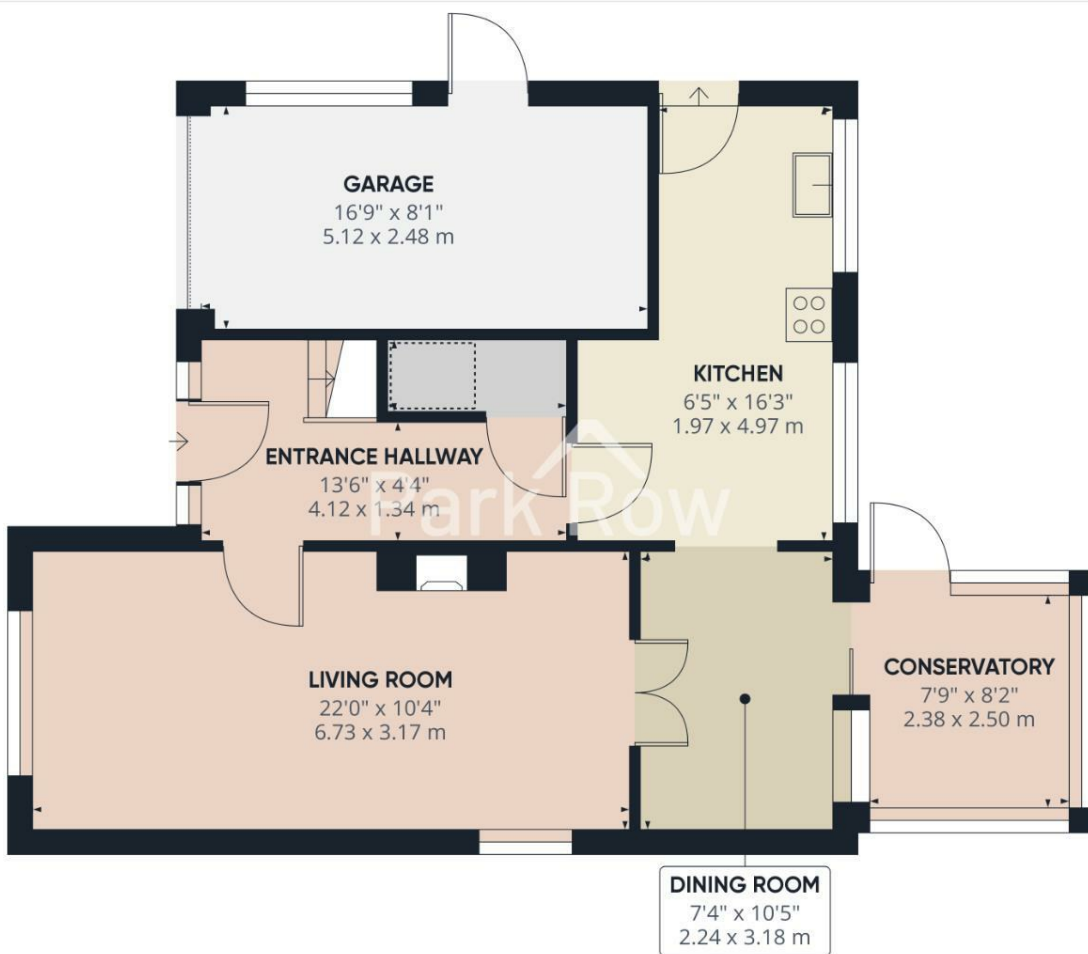
8.15 ft²
0.76 m²

(1) Excluding balconies and terraces

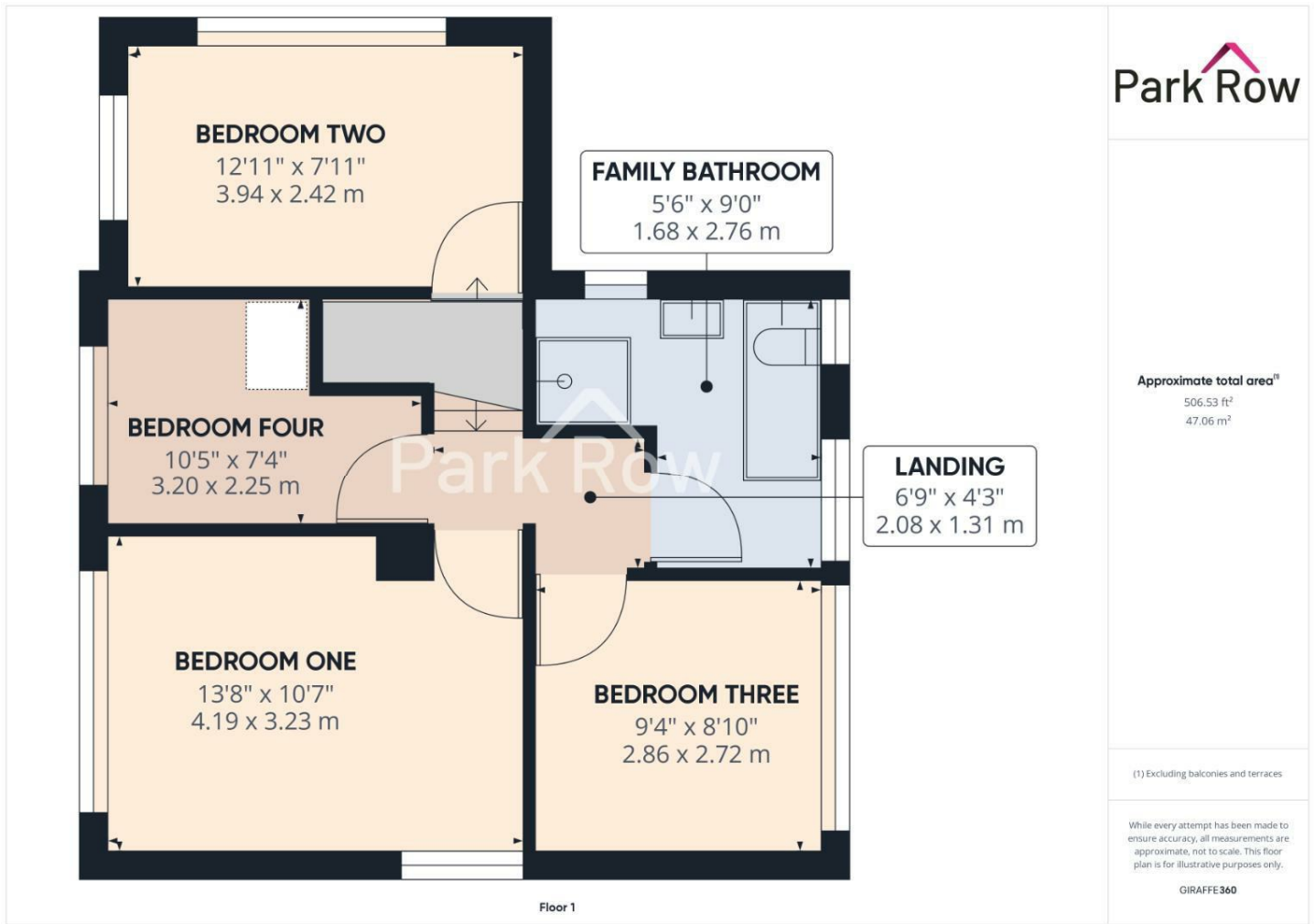
☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Floor 0





Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
1275.4 ft²
118.49 m²

Reduced headroom
8.15 ft²
0.76 m²

(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.

GIRAFFE 360

T 01977 681122
W www.parkrow.co.uk

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

