



**WISHART**  
ESTATE AGENTS

3 Windmill Grove  
Tadcaster  
LS24 9LF

£190,000

- NO ONWARD CHAIN
- Semi-detached bungalow
- 3 bedrooms
- Spacious accommodation
- Ample off-street parking
- Garage & driveway
- Tadcaster Grammar School catchment
- Easy access to major road networks



We are delighted to present to the market this three bedroom, semi-detached bungalow in the quiet cul-de-sac of Windmill Grove located within the sought-after market town of Tadcaster. The accommodation, which would benefit from a degree of updating, comprises; entrance hall, lounge, kitchen, 3 bedrooms and bathroom.

A paved driveway provides ample off street parking and leads down the side of the property to the detached garage. Access to the rear garden is provided alongside the property, with a bin store to the side of the garage. A lawn sits beside the driveway to the front of the property with mature plants, shrubs, bushes and trees adding to the kerb appeal. Leading from the

driveway is a paved walkway to the front entrance door, sitting within a storm porch.

Stepping through the uPVC front entrance door with stained glass insert, the entrance hall is naturally light and is a useful space for coats and shoes. A further timber door with glazed inserts opens into the sitting room.

The sitting room is generous in size featuring dual aspect windows, one of which overlooks the front garden, washing the room with light. The main focal point of the room being a coal effect gas fire set within a marble effect hearth with decorative timber mantle over, sits beside a handy storage cupboard fitted within an alcove.

The kitchen features a range of wall and base units, including useful additions such as a carousel cupboard, glass display cabinet and corner shelving. A dishwasher sits within a base unit while space is provided for a washing machine, oven and fridge freezer. The gas central heating boiler is mounted to on a wall at the head of the kitchen. Dual aspect windows allow for light and laminate flooring completes the room. A side entrance door leads to the driveway.

The master bedroom features ample space for furniture. A range of fitted wardrobes allow for additional storage, and the room also benefits from a fitted dressing table. A window allows for light and looks out over the rear garden.

An airing cupboard houses the water tank and provides additional storage.

The second bedroom is another double with ample space for furniture. The window looks to the rear aspect with views over the garden. The third bedroom, which could also accommodate a double bed, is situated to the side of the property, featuring a window to the side aspect allowing light to flood the space.

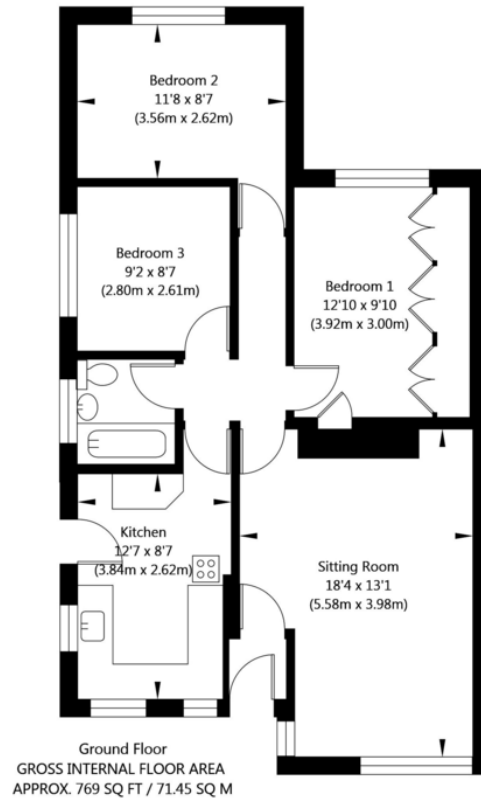
The bathroom comprises a three piece suite including, a bath with shower attachment over, wash hand basin and low level WC. The walls are mostly tiled and a radiator and frosted window complete the room.

The multi-tiered rear garden is mostly laid to

lawn and features steps leading to the different levels. The ground tier features stepping stones set in gravel leading round to a space perfect for an outdoor seating area. Mature plants, shrubs, bushes and trees are beautifully positioned among the tiers of the garden and to the top, a view over the rooftops and fields of Tadcaster can be found, extending as far as the eye can see. To the rear, pedestrian access can also be gained to the garage and store room, via two timber doors. The garage is fitted with power.

This charming property is bursting with potential for the discerning buyer.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 769 SQ FT / 71.45 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## COUNCIL TAX BAND

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## TENURE

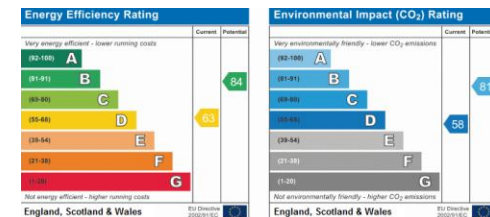
Freehold

## LOCAL AUTHORITY

Selby District Council

## DIRECTIONS

Heading South West on the A64, take the A659 exit towards Tadcaster. Continue along the A659, York Road, and go straight on at the traffic lights onto Commercial Street. At the next set of traffic lights use the left hand lane to head straight on. Continue on High Street and at the next set of traffic lights head straight on Leeds Road and take the second left onto Stutton Road. Take the fourth right onto Woodlands Avenue and then take the fifth left hand turn onto Windmill Grove. Number 3 is located on the right hand side and can be easily identified by a Wishart Estate Agents 'For Sale' board.



## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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