



*WISHART*  
ESTATE AGENTS

10 Hillcrest  
Tadcaster  
LS24 9LJ

£210,000

- NO ONWARD CHAIN
- Corner plot
- Semi-detached bungalow
- Two double bedrooms
- Popular cul-de-sac location
- Close to local amenities
- Frequent bus service
- Easy access to major road networks



Wishart Estate Agents are delighted to present to the open market this two bedroom, semi-detached bungalow tucked away within the corner of a popular cul-de-sac location in the sought-after market town of Tadcaster. The internal accommodation briefly comprises; entrance hall, kitchen, dining room, conservatory, sitting room, two bedrooms and a bathroom. Externally the property benefits from side, rear and front gardens as well as a driveway and garage.

Stepping through the composite front entrance door, the entrance hall provides access to the kitchen and sitting room. The space is naturally lit by the glazed inserts within the front entrance door, creating a welcoming atmosphere.

The kitchen features a range of timber wall and base

units with contrasting work tops. Integral appliances include an oven and four ring gas hob with extractor over. Dual aspect windows allow for light to flood the room, with a stainless steel sink with drainer and mixer tap sitting beneath the side window overlooking the side elevation. Space is provided for an undercounter fridge freezer. A timber door with glazed insert leads into the conservatory which provides access to the side and rear gardens. A storage cupboard is a useful space to store coats and shoes, and also houses the meter's and fuse box. Tile effect vinyl flooring completes the room.

The dining room, located just off the kitchen, has ample space for dining furniture and a window to the conservatory, allowing for a light and airy space.

The sitting room is generous in size, featuring a large

window overlooking the frontage and the cul-de-sac beyond, while filling the room with natural light. A coal effect gas fire set within a marble effect hearth with timber mantle over works as the main focal point of the room.

The rear hallway provides access to the remainder of accommodation and also features a storage cupboard and hatch providing access to the loft space.

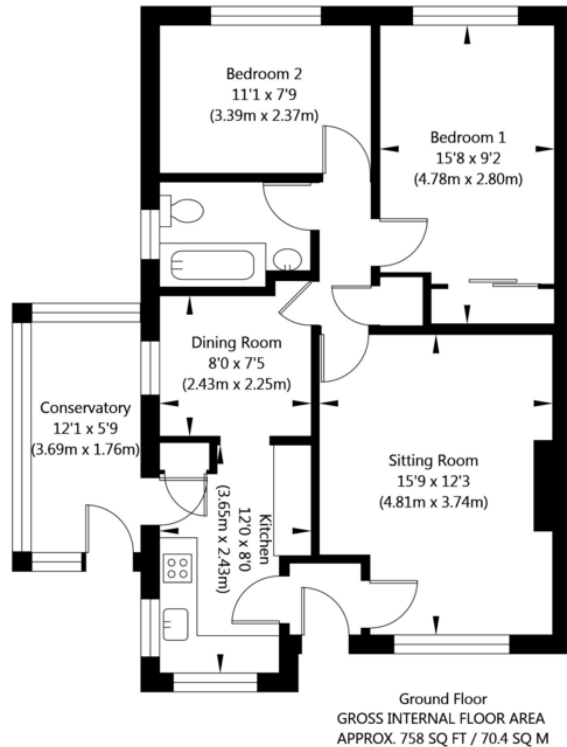
The master bedroom is generous in size featuring large fitted wardrobes, which maximise the floor space on offer. A large window overlooks the rear garden while allowing for light.

The second bedroom, also a double, features ample space for furniture, and again a window overlooking the rear garden.

The bathroom comprises a three piece suite, including bath with shower attachment, low level WC and wash hand basin. The walls are partially tiled and a frosted window allows for light and ventilation.

Externally, the front of the property benefits from a driveway providing off street parking and a single, detached garage. A lawn sits beneath the sitting room window which is bordered with mature plants shrubs and bushes. A paved pathway leads up to the front entrance door and a wrought iron side gate allows for access to the side and rear gardens. To the side of the property, pedestrian access can be gained to the garage and storage to the rear. A patio seating area is located beside the lawn and a further timber gate leads to the rear garden, which is mostly laid to lawn and is also bordered by mature plants, shrubs and bushes.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 758 SQ FT / 70.4 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

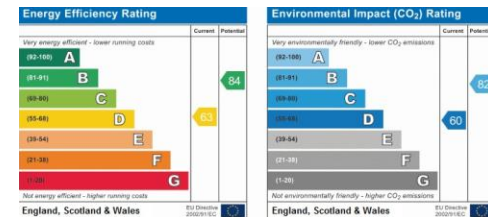
Freehold

### 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. Continue on Stutton Road and turn right onto Calcaria Road and continue on as it turns into Calcaria Crescent and take the second turn onto Willow Rise. Turn right onto Hillcrest and follow the road as it bends to the left. The property can be found on the right hand side, tucked in the corner and identifiable by our For Sale sign.



### 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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