



WISHART
ESTATE AGENTS

9 Auster Bank Crescent
Tadcaster
LS24 8AY

£195,000

- Three bedrooms
- Two reception rooms
- Ample off-street parking
- South facing rear garden
- Walking distance to Primary School
- Tadcaster Grammar School catchment
- Easy access to major road networks
- Frequent bus service



Wishart Estate Agents are delighted to present to the open market this, three bedroom, semi-detached, home in Tadcaster. The internal accommodation briefly comprises;- entrance hall, sitting room, dining room, rear hall and downstairs WC, kitchen, three bedrooms and a bathroom. Externally, the property benefits from ample off street parking and a fully enclosed rear garden with patio seating area. The property is situated, close to local amenities and within the Tadcaster Grammar School catchment area and offers superb transport links to the A64m, A1237, and A19, making it an ideal location for commuters needing access to major road connections.

A uPVC front entrance door with glazed panel opens into the hall, a side window makes it light and airy, and leads to the downstairs accommodation and stairs lead up to the first floor.

The spacious sitting room features a window to the front elevation which allow for plenty of natural light to flood the space. The main focal point is the chimney breast which benefits from feature wallpaper and an electric fire, shelving in the alcove and Dado rails add character and charm.

The dining room also has a feature chimney breast, storage in the alcoves and Dado rails.

Patio doors lead out onto a paved seating area and a delightful south facing garden beyond. The under stairs cupboard/panty has a small window and plumbing for a washing machine.

The kitchen has been fitted with a range of pale timber coloured wall and base units with work preparation areas over. Integral appliances include an electric oven and a gas hob with extractor over. A stainless steel sink with mixer tap and drainer sit beneath a window to the side elevation and another window overlooks the south facing rear garden.

The downstairs WC, located just off the rear hall, is fitted with a frosted glazed window and tiled flooring.

Stairs lead to the first floor landing has a spindled banister, a frosted window to the side elevation and a hatch that gives access to the loft area.

Located to the front of the property, the master bedroom is generous in size, a chimney breast is in keeping with the style of the property and the alcoves provided space for wardrobes.

Located to the rear of the property, the

second bedroom is also a double room, features a large window overlooking the rear garden that allowing for plenty of natural light.

Also located to the front of the property, the third bedroom, currently used as a nursery, would accommodate a full size single bed and allows for other bedroom furniture.

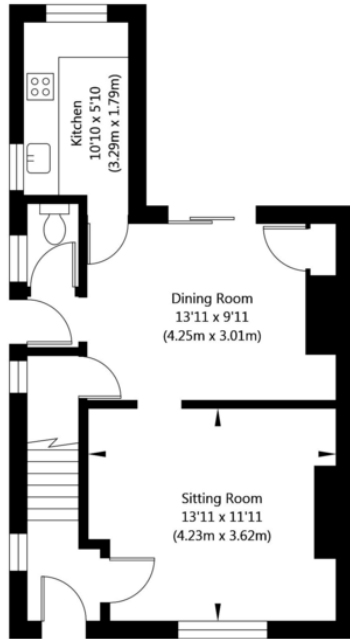
The house bathroom comprises a three piece white suite including low level WC, wash hand basin and a free standing roll top bath. A frosted window to the rear allows for plenty of light. A radiator tucked neatly behind the door and a tiled floor and partially tiled walls

complete the room.

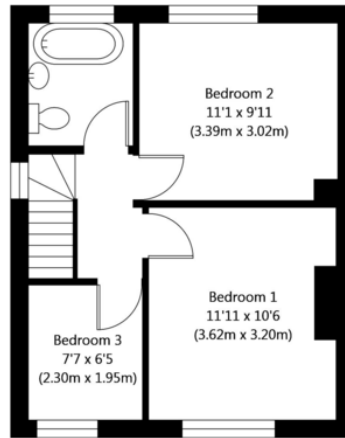
Externally, decorative gravel hard standing provides ample off street parking and sits beside steps leading to the frontage. A timber gate to the side of the property also provides access to the rear garden.

The fully enclosed rear garden is mostly laid to lawn and features a patio seating area, perfect for those warmer months. The lawn is bordered by a raised vegetable bed and some mature plants, shrubs. There is also an outside tap and a garden shed.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 450 SQ FT / 41.79 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 383 SQ FT / 35.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 833 SQ FT / 77.37 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

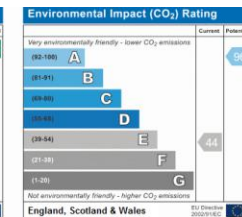
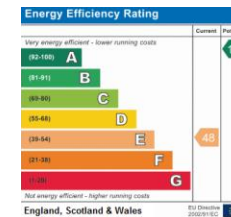
Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

Heading South West on the A64, take the A659 exit towards Tadcaster. Take the third right onto Auster Bank Road and then take the first left onto Auster Bank Crescent. Number 9 is located on the left hand side.



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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 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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