



*WISHART*  
ESTATE AGENTS

32 Calcaria Road  
Tadcaster  
LS24 9HH

£265,000

- Traditional semi-detached home
- Open plan ground floor area
- Five bedrooms
- Large family bathroom
- Good size, fully enclosed garden
- Garage & driveway
- Tadcaster Grammar School catchment
- Close to local amenities



Wishart Estate Agents are delighted to present to the market this extended, five bedroom, traditional, semi-detached home offering spacious, open plan living. Situated in the sought-after market town of Tadcaster, the property briefly comprises entrance hall, open plan lounge/diner and kitchen, utility room, garage/playroom, ground floor W/C, five bedrooms, a spacious house bathroom and a larger than average rear garden. The driveway provides ample off road parking for two vehicles within this residential cul-de-sac.

The Upvc arched front door with glazed side panels, synonymous with this style of property, opens to a spacious entrance hall. Aqua+ laminate flooring has been fitted throughout the ground floor. This flooring solution is water resistant and easy-to-clean, providing a practical solution to the high traffic areas of this family home. The carpeted staircase is a softer contrast and leads up to the first floor accommodation.

The sitting room is located to the front of the property and is flooded with natural light from a large bay window overlooking the front garden. The main focal point of

the room is a feature wall chimney breast with open fire, tiled hearth and decorative brick surround.

Opening directly from the lounge, the dining room is ideal for modern living. This reception space benefits from bespoke, built in storage, has ample space for dining furniture and reception furniture providing a multifunctional area of the home.

Situated to the rear of the property, with views over the rear garden, the kitchen is fitted with modern, white high gloss, wall and base units with black, granite effect

work tops over and contrasting splash back and tiles. Useful features include a pantry style cupboard, pan drawers and overhead cupboards. Integral appliances include an eye level electric oven and gas hob with extractor over. Space is provided for a free standing washing machine. A breakfast bar is another perfect addition to compliment the space on offer. A stainless steel sink with mixer tap and drainer sit beneath the window which overlooks the rear garden and a frosted rear entrance door give access. Built originally as the kitchen, the utility room offers space for various freestanding white goods including an

under counter fridge and a fridge freezer.

An internal door leads into the garage, fitted with power and lighting as well as a vent for the tumble dryer. Access is also gained here to the ground floor W/C which is fitted with two piece suite, heated towel rail and a frosted window. A pedestrian door leads out to an enclosed patio garden, separate from the main garden, but accessed via a gate.

From the hallway, the staircase leads to a very generous first floor landing which would make a cosy reading area. A hatch

gives access to the loft.

The master bedroom is situated to the front of the property with a large bay window providing natural light. A chimney breast adds character to the room whilst space is provided in the alcoves for further bedroom furniture.

From the hallway, the staircase leads to a very generous first floor landing which would make a cosy reading area. A hatch gives access to the loft.

The master bedroom is situated to the front of the property with a large bay window





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1237 SQ FT / 114.87 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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providing natural light. A chimney breast adds character to the room whilst space is provided in the alcoves for further bedroom furniture.

Bedroom two, currently set up with bunk beds, is located to the rear of the property. As with the master, it is spacious and could accommodate a large bed and an array of bedroom furniture.

Bedrooms three and four are part of the extension above the garage. This area was formally one double bedroom which could be converted back, but is now divided into

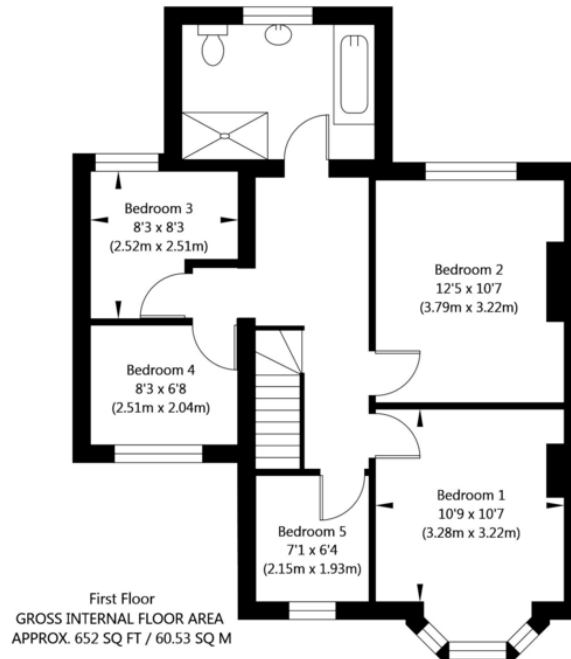
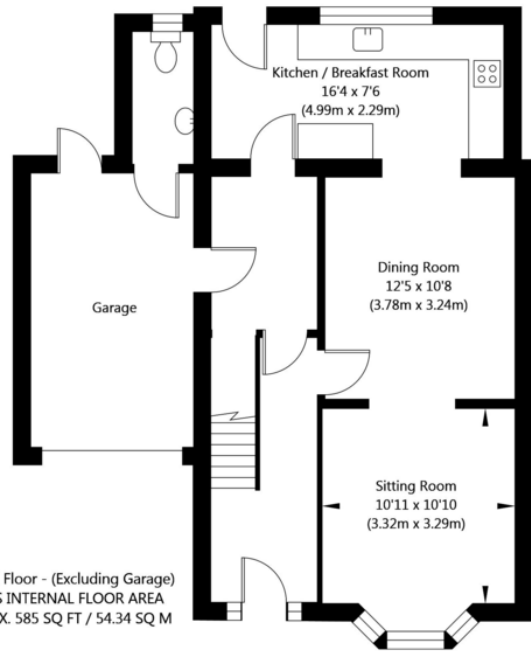
two single bedrooms, both benefitting from a window.

Bedroom five, another single room, can accommodate a single bed and a small piece of furniture and is enhanced by a small triangular bay window.

The large family bathroom comprises a four piece, white suite including, low level WC, wash hand basin, a bath and a separate shower cubicle with waterfall shower head. Partially stone tiled walls, vinyl flooring and a heated towel rail are stylish, yet practical

additions and a frosted window allows for light and ventilation.

The private, enclosed, rear garden is mostly laid to lawn with mature hedges, and an easy maintenance border furnished with various plants and decorative gravel. The garden features two patio seating areas, a recently replaced fence and a pedestrian gate to the patio/storage area off the garage.



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### COUNCIL TAX BAND

Tax band D

### TENURE

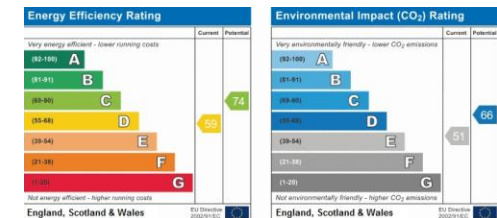
Freehold

### 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 right again into the next cul de sac. The property can be round at the head of the cul de sac, on the left hand side.



### OFFICE

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