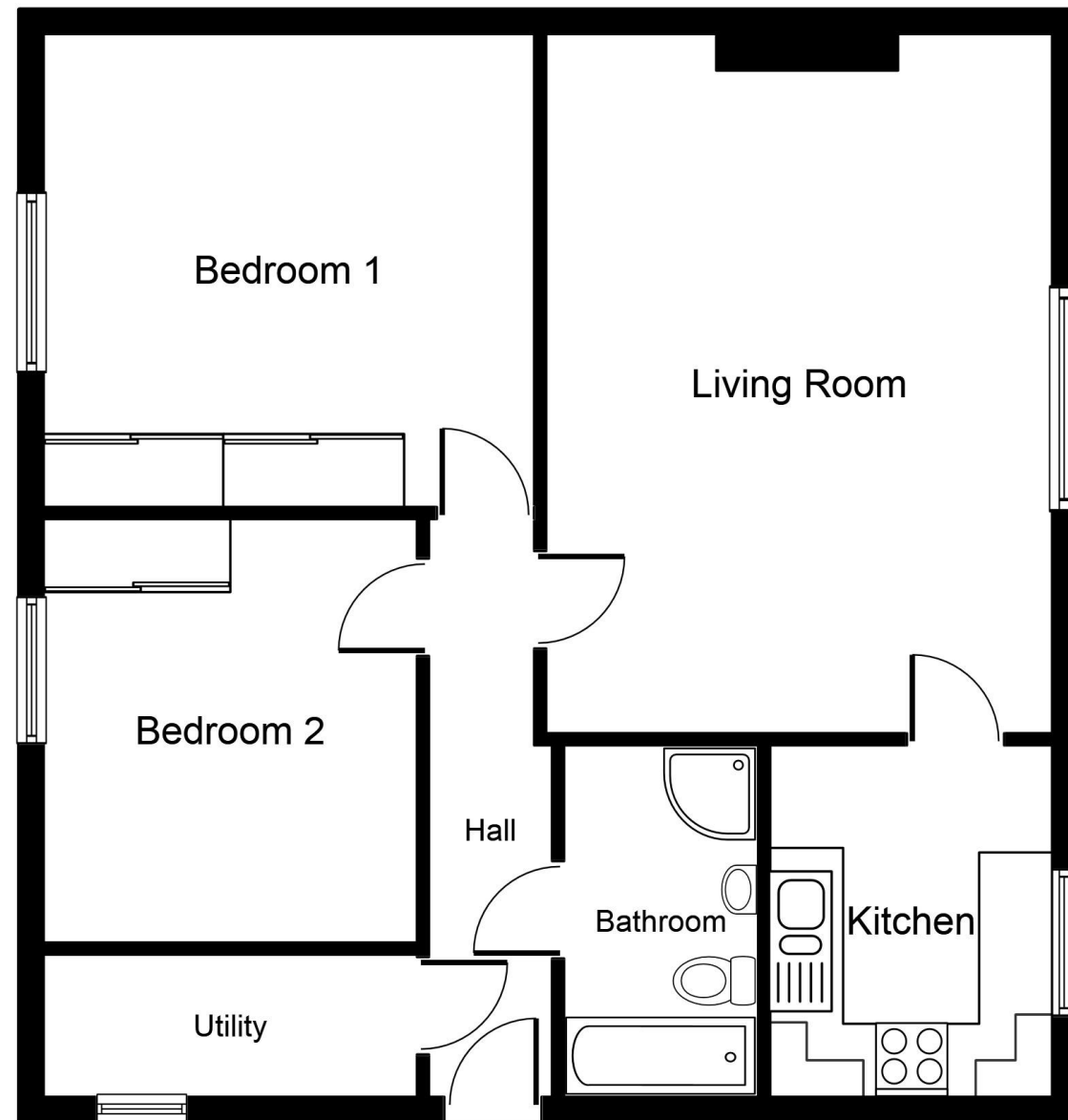




10 Rockcliffe Court, Tadcaster, North Yorkshire LS24 8HT NOT TO SCALE For layout guide



Tadcaster ~ 10 Rockcliffe Court, LS24 8HT

A well presented and generously proportioned two bedroom ground floor flat forming part of this small development within the popular town of Tadcaster. Only a short walk to local shops and amenities, easy access to the A64 for commuting further afield.

- Generous lounge and fitted kitchen
 - Two double bedrooms with fitted wardrobes
 - Gas fired central heating and double glazed windows throughout
 - No upward chain
 - Ideal first time buyer/investment opportunity with an estimated rental income of £550 PCM
- Currently let out to reliable tenant, willing to stay on

£124,995 PRICE REGION FOR THE LEASEHOLD

MISREPRESENTATION ACT

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TADCASTER

Tadcaster is a North Yorkshire town situated one mile north of the A64 Leeds to York road and some three miles east of the A.1. Situated almost midway between Leeds and York, Harrogate and Selby are also within easy car commuting distance.

Tadcaster has a good selection of shops, schools, restaurants and amenities including :- Award winning Swimming Pool, active Sports Clubs, Operatic Society and a number of nearby Golf Courses.

DIRECTIONS

Heading along Wighill Lane towards Tadcaster turn right into Rosemary Row then first left into Rockcliffe Court and the property is on your left hand side.

THE PROPERTY

A well presented ground floor flat with modern fitted kitchen, generous living room along with two double bedrooms, house bathroom and further utility, benefiting from gas fired central heating system and replacement double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE HALL

With single radiator, wood effect laminate flooring.

UTILITY ROOM

Ample hanging space, worktop with storage space beneath, wall mounted gas fired central heating Baxi-boiler, double glazed UPVC window to front, single radiator.

LIVING ROOM

17' 8"x 13' 8" (5.38m x 4.17m)



A generous room with double glazed UPVC windows to front, feature fireplace, double radiator, T.V. aerial, wood effect laminate flooring, telephone point.



KITCHEN

9' 6"x 6' 7" (2.9m x 2.01m)
Fitted with modern base units and corner wall units, rolled work surfaces, inset stainless steel sink with mixer tap, integrated oven with ceramic hob and extractor above, tiled splashback, space and plumbing for automatic washing machine, space for fridge and freezer, tiled floor covering, double glazed UPVC window to front.



BEDROOM ONE

13' 3"x 12' 10" (4.04m x 3.91m)



Fitted with double wardrobe and mirrored sliding doors, double glazed window to rear overlooking communal grassed area and trees, radiator beneath.

BEDROOM TWO

11' 5"x 10' 2" (3.48m x 3.1m)
With walk-in double glazed bay window to rear, fitted double wardrobe, single radiator.

BATHROOM

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, bath, separate shower cubicle, tiled walls and floor covering, single radiator, extractor fan.



TO THE OUTSIDE

The property benefits from communal grassed area to the rear along with on-street parking.

COUNCIL TAX

Band B (from internet enquiry)

TENURE

Leasehold. 104 years remaining of a 125 year lease. Ground rent £20 per annum. Nil service charge.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared January 2016

