

patch, play area, summerhouse, outside water tap and lighting.



COUNCIL TAX
Band C (from internet enquiry).

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

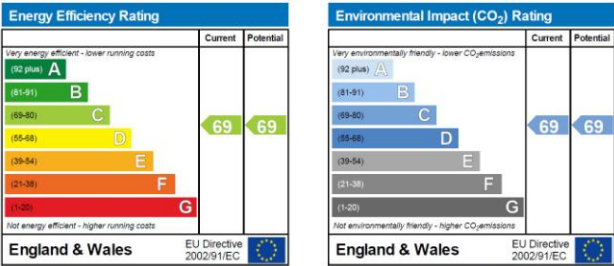
Details prepared June 2019

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.



Tadcaster ~ 7 Sedge Rise, LS24 9LQ

A substantially extended and much improved four bedroom semi-detached house occupying a quiet cul-de-sac location. Early inspection highly recommended.

- Master bedroom with en-suite dressing room and shower room
- Three further bedrooms and house bathroom
- Lounge, dining area and re-fitted kitchen
- Excellent integral double garage/playroom and utility room to rear
- Landscaped gardens and off-road parking



£285,000 PRICE REGION FOR THE FREEHOLD

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

Entering Tadcaster from Boston Spa along the A659 passing Riverside County Primary School on the left, take the next right turning into Station Road. At the junction with the A659 turn right and immediately left into Garnet Lane. Second left into Woodlands Avenue, first left into Willow Rise and right into Sedge Rise where the property is identified on the left by a Renton & Parr for sale board.

THE PROPERTY

An early inspection is highly recommended of this beautifully presented and significantly extended four bedroom, two bathroom semi-detached house occupying a cul-de-sac location with views towards open fields to the front.



Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

Having laminate floor, radiator, ceiling cornice, staircase to first floor and understairs storage cupboard.

THROUGH LOUNGE/DINER

24'10" x 10'5" (7.57m x 3.18m) max

LOUNGE AREA

13'10" x 10'6" (4.22m x 3.2m)

With double glazed window to front, radiator, fireplace with marble type inset and hearth, oak surround, ceiling cornice, laminate floor extending through archway to :-



DINING AREA

9'10" x 9' (3m x 2.74m)

Double glazed patio door to rear, ceiling cornice.



KITCHEN

12'5" x 8'5" (3.78m x 2.57m)

Having range of modern wall and base units including cupboards and drawers, wood effect work surfaces, tiled surrounds, one and a half bowl stainless steel sink unit and mixer tap, double oven and hob, hood above, breakfast bar, plumbed for dishwasher, double glazed window to rear, laminate floor, door to :-



UTILITY ROOM

10'4" x 8' (3.15m x 2.44m) overall

With modern wall and base units, work surfaces with tiled surrounds, stainless steel sink unit and mixer taps, marble tiled floor, radiator, two Velux windows, gas central heating boiler, door to rear garden, integral access to garage.

W.C. (OFF)

Half tiled walls, white suite comprising wash hand basin and w.c., double glazed window, extractor fan, marble tiled floor.

FIRST FLOOR

LANDING

Ceiling cornice.

BEDROOM ONE

15'7" x 10'8" (4.75m x 3.25m)

Double glazed window to front.



EN-SUITE DRESSING ROOM

Having radiator, open shelving, double glazed window, LED ceiling lighting.

EN-SUITE SHOWER

With modern stylish white suite comprising shower cubicle, pedestal wash basin, low flush w.c., tiled walls and floor, double glazed window, extractor fan, LED ceiling lighting.

BEDROOM TWO

12'6" x 10'5" (3.81m x 3.18m) Including fitted wardrobes to one wall, double glazed aspect window to front, radiator, ceiling cornice.



BEDROOM THREE

11'5" x 10'6" (3.48m x 3.2m) overall

Double glazed window to rear, radiator, ceiling cornice.

BEDROOM FOUR

8'9" x 7' (2.67m x 2.13m)

Including bulk-head having double glazed window to front, radiator, laminate floor.

FAMILY BATHROOM

Tiled walls and floor with modern white suite comprising enclosed bath having shower and screen above, pedestal wash basin, low flush w.c., chrome heated towel rail, double glazed window, loft access.



TO THE OUTSIDE

Driveway to the front, providing off-road parking gives access in turn to :-

INTEGRAL GARAGE/PLAYROOM

20'5" x 10'10" (6.22m x 3.3m) Having Vietnamese marble tiled floor, electric up and over door, personal integral door, light and power points.

GARDENS

Good size garden to front comprising lawn and driveway with low boundary walls and wrought iron fencing. To the rear, the gardens are landscaped on three levels including two patio areas, lawn, rose beds and fruit and vegetable

