



COUNCIL TAX

Band B

VIEWING

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

GENERAL

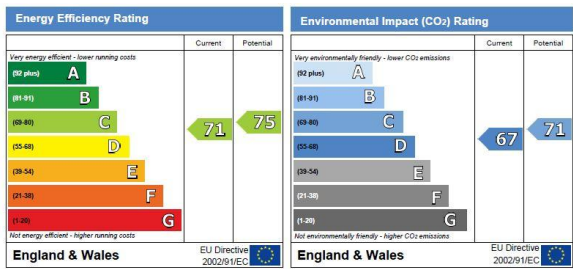
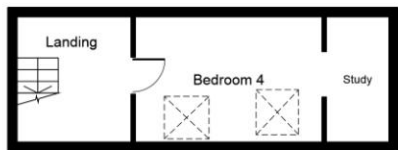
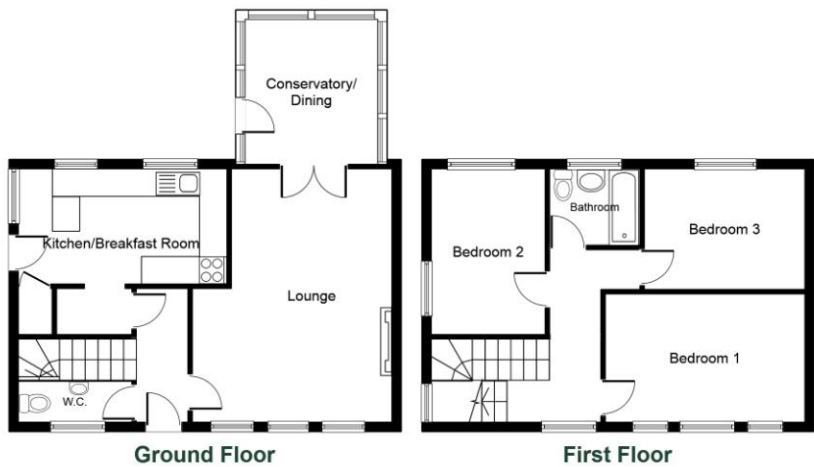
Room measurements in these particulars are only approximations and are taken to the widest point.

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.

Details prepared April 2017



Second Floor

13 Grange Crescent, Tadcaster, LS24 8AQ

NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Tadcaster ~ 13 Grange Crescent, LS24 8AQ

A spacious and well-presented semi-detached property, together with a skilfully converted loft space to create a fourth bedroom with study area. Viewing is advised to appreciate the accommodation on offer.

- Four bedroom semi-detached home
- Two reception rooms along with breakfast kitchen
- Three double bedrooms to first floor along with house bathroom
- Bedroom four and study area to second floor
- Lawned gardens to front and rear
- Ample off-street parking with paved driveway

£205,000 PRICE REGION FOR THE FREEHOLD



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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.

Excellent local primary schools close by and 2.1 miles from Tadcaster Grammar school all with (Good) Ofsted ratings.

DIRECTIONS

Leaving Tadcaster heading towards York turn right at the traffic lights onto Oxton Lane, continue for several 100 yards before turning right into Grange Crescent. Continue into the cul-de-sac where the property can be located on the left hand side identified by a Renton & Parr for sale sign.



THE PROPERTY

Having undergone improvements over recent years the property now benefits from UPVC double glazed windows, modern boiler and gas fired central heating system. The accommodation giving approximate room dimensions, in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With stone tiled floor.

DOWNSTAIRS W.C.

A white suite comprising low flush w.c., wash basin, tiled walls and floor covering, double glazed UPVC window to front aspect, ceiling cornice.

LOUNGE

18 '10"x 14' (5.74m x 4.27m) max
With three double glazed windows to front aspect allowing

ample light into this spacious room, "Living Flame" coal effect gas fire with marble inset and matching hearth with wooden surround and mantle piece, two radiators, ceiling cornice, T.V. aerial, telephone point, internal double doors leading to :-



DINING ROOM / CONSERVATORY

10'6"x 9'7" (3.2m x 2.92m) With UPVC double glazed windows to three sides, double radiator, single door to side, tiled floor covering.



KITCHEN

15'6"x 9' (4.72m x 2.74m)



A good size room with fitted wall and base units,

cupboards and drawers, integrated oven with four ring gas hob and extractor hood above, tiled splashback, rolled work surfaces with inset stainless steel sink unit and mixer tap along with drainer, two double glazed windows to rear aspect enjoying a pleasant outlook over the garden, space and plumbing for automatic washing machine, tumble dryer, dishwasher and space for fridge freezer, attractive floor tiles and ceiling coving, useful understairs storage cupboard off the kitchen which also houses the gas fired central heating combi-boiler, UPVC door to side.

FIRST FLOOR

SPACIOUS LANDING AREA

With double glazed window to side and front aspect, double radiator, ceiling cornice, staircase to second floor.

BEDROOM ONE

14'x 9' 8" (4.27m x 2.95m)
With three double glazed windows to front, radiator beneath, ceiling cornice.



BEDROOM TWO

12'5"x 9' 4" (3.78m x 2.84m)
Dual aspect with double glazed windows to side and rear, double radiator, ceiling cornice, T.V. aerial point.

BEDROOM THREE

11'x 8'10" (3.35m x 2.69m)
With double glazed window to rear aspect, double radiator beneath, ceiling cornice, telephone point.

HOUSE BATHROOM

Fitted with a modern white suite comprising 'p' shaped panelled bath with wall mounted shower fittings and shower screen, low flush w.c., pedestal wash basin, chrome ladder effect heated towel rail, part tiled walls, double glazed window to rear aspect, extractor fan, ceiling cornice, floor tiles.



SECOND FLOOR

LANDING AREA

With eaves storage and doorway leading to :-

BEDROOM FOUR

20'x 8' (6.1m x 2.44m) overall
With two velux windows, double radiator, useful eaves storage to both sides. Off the back of the room is a further space which is currently being used as a study.



TO THE OUTSIDE

To the front, the property enjoys a generous paved driveway providing ample off-street parking for several vehicles.

GARDENS

To the front, the property enjoys well-tended shaped lawn garden with stocked borders and wooden fence perimeter. A wooden hand gate to the side of the property serves access to the bin store and round to the rear garden, which again is laid mainly to lawn with deep well-stocked borders, paved barbecue area, summerhouse, further patio area for enjoying the afternoon sun, outside water tap.

