

DRAFT



Tadcaster ~ 6 Kelcbar Way, LS24 9NX

A modernised one bedroom "quarter house" enjoying a private enclosed garden to rear, allocated parking for one. Conveniently situated on the outskirts of Tadcaster with ease of access to road networks for commuting to Leeds/York.

- Much improved and tastefully decorated one bedroom house
- Open plan breakfast kitchen with living area
- Double bedroom, modern house bathroom
- Lawned garden to rear with patio area
- Allocated parking
- No onward chain

£120,000 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

Leaving Boston Spa heading along towards Tadcaster. On entering the town take the first right onto Kelbar Close, continue for a short while and Kelbar Way is on your left hand side with No.6 being the back right quarter of the building.



THE PROPERTY

A tastefully decorated one bedroom "quarter house", benefitting from double glazed windows, electric heating and in further detail comprises :-

GROUND FLOOR

SIDE ENTRANCE

With modern composite door into :-

UTILITY ROOM

With double glazed window to side, tiled floor covering, rear door leading out onto enclosed rear garden, worktop with space underneath for fridge freezer, internal door leading to :-

OPEN PLAN LIVING KITCHEN

16'4" x 13'5" (4.98m x 4.09m) plus walk-in bay

KITCHEN AREA

Comprising a range of modern gloss wall and base units, laminated work surfaces with tiled splashback, space and plumbing for automatic washing machine, fridge, electric

cooker with extractor hood above, one and a quarter stainless steel sink unit with mixer tap, double glazed UPVC window to side, wood effect laminate floor covering, ladder effect heated towel rail, useful understairs storage cupboard housing electric immersion heater.



LIVING AREA

With walk-in double glazed bay window to rear, electric fireplace, T.V. aerial, staircase to first floor.



LANDING AREA

With storage cupboard.

BEDROOM ONE

13'5" x 9'2" (4.09m x 2.79m)

With double glazed window to rear, deep window sill, decorative ceiling cornice, loft access hatch.



HOUSE BATHROOM

A modern white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower screen and wall-mounted shower fittings above, part tiled walls, chrome ladder effect heated towel rail, double glazed window to side.



TO THE OUTSIDE

Allocated parking for one plus visitor parking.

GARDENS

Enclosed rear garden laid mainly to lawn with deep borders to the side, fence perimeter.



COUNCIL TAX

Band A. (from internet enquiry).

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 September 2019

