

A cream suite comprising pedestal wash basin, panelled bath, walk-in shower cubicle with tiled surround, tiled walls, double glazed window to rear aspect, fitted shelves and cupboards beneath, single radiator.

SEPARATE W.C.

Low flush w.c., part tiled walls, double glazed window to side.

TO THE OUTSIDE

To the front, the property boasts a large block paved driveway providing ample off-street parking for multiple vehicles, attractive low maintenance garden with shaped flower borders boasting a variety of mature shrubs and plant life, along with established trees. A single hand gate to the side of the property serves access to a rear garden.



Enclosed rear garden, comprising generous stone flagged patio area providing the ideal space for outdoor entertaining and 'al-fresco' dining, shaped lawns beyond with deep well-stocked borders, a stone flagged path leads to an additional hard standing area, established hedging and fence to the perimeter.

COUNCIL TAX

Band E (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

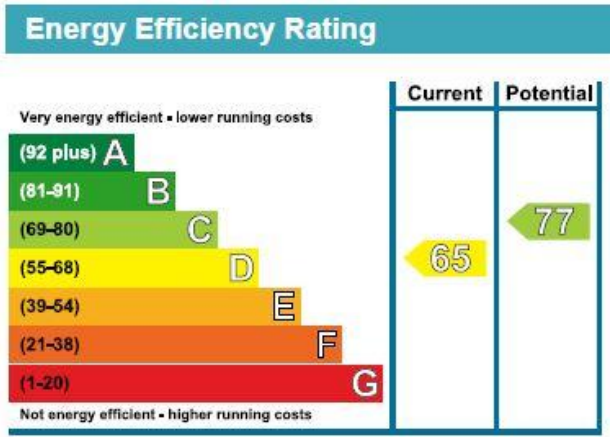
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for 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 August 2017



Tadcaster ~ Ling Garth, 11 Garnet Lane, LS24 9LD

Ling Garth is an individual four bedroom detached family home occupying a choice position on this highly desirable road close to town centre amenities and the Grammar school. Offered to the open market for the first time in over 35 years, an opportunity not to miss.

- Individual detached four bedroom family home
- Two good sized reception rooms, separate breakfast kitchen and conservatory to rear
- Utility room along with downstairs w.c.
- Master bedrooms having bay window to front with far reaching field views
- House bathroom, separate w.c.
- Generous driveway to front, ample off-street parking along with integral garage

£339,950 OFFERS OVER 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.

DIRECTIONS

Entering Tadcaster from the direction of Boston Spa and Wetherby along the A659 passing the Coors Brewery on the right, turn right into Station Road. Continue to the junction with the A659 turning right towards Leeds and immediately left into Garnet Lane. The property is then situated on the left hand side.

THE PROPERTY

An individual detached family home built in the 1930's with good size double bedrooms and principal reception rooms. The property has been well cared for and extended over the years to provide a good sized family home.



Situated on this highly desirable road only minutes drive from town centre amenities and Tadcaster Grammar school.

The accommodation which benefits from gas fired central heating and double glazed windows, in further detail comprises:-

GROUND FLOOR

ENTRANCE PORCH

With double glaze UPVC windows to two sides, entrance door, tiled floor covering, internal door leading to :-

RECEPTION HALL

With characterful wooden panelling to walls, single radiator, staircase to first floor, telephone point, understairs storage cupboard.

LOUNGE

14'7" x 12'10" (4.44m x 3.91m) (into the bay)
A lovely light room with dual aspect walk-in bay window to front, double glazed window to side, T.V. aerial, deep skirting boards and ceiling coving, dado rail, multi-fuel burning stove with heavy oak block mantle, deep slate hearth, double radiator to rear.



DINING ROOM

14'x 12'10" (4.27m x 3.91m)
With two double glaze windows to side aspect, electric fire with attractive stone surround, matching mantle piece and hearth, double radiator, deep skirting boards and ceiling coving, wood effect laminate floor covering, two wall light points, double internal doors leading through to :-



CONSERVATORY

11'1" x 9'5" (3.38m x 2.87m)
With double glazed UPVC windows to sides, double patio doors leading out onto rear garden, wood effect laminate floor covering, two wall light points.



BREAKFAST KITCHEN

13'5" x 9'10" (4.09m x 3m)
Comprehensively fitted with a range of wall and base units, cupboards and drawers, integrated Neff oven along with four ring gas hob and extractor hood above, dishwasher, space for fridge freezer, part tiled walls, tiled floor covering, single radiator, double glazed window to rear aspect with one and a quarter stainless steel sink unit beneath, window to side, along with single door which serves access to :-



UTILITY

13'7" x 6'6" (4.14m x 1.98m) overall
Fitted work surface with base units, space and plumbing for automatic washing machine, inset stainless steel sink unit with tiled splashback, single radiator, tiled floor covering, modern UPVC door to front, stable door to rear along with double glazed window to rear aspect.

DOWNSTAIRS W.C.

White suite comprising low flush w.c., wall mounted wash basin with tiled splashback, double glazed window to rear aspect, wall light, tiled floor covering.

INTEGRAL GARAGE

16'7" x 9'2" (5.05m x 2.79m)
With manual up and over door, light and power laid on, wall mounted Vaillant gas fired central heating boiler, window to side, doorway leading to utility.

FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM ONE

15'x 13' (4.57m x 3.96m) into the bay
Walk-in bay window to front aspect reveals picturesque views over farmland and fields beyond, quality fitted bedroom furniture comprising ample wardrobes with hanging space and shelves within, dressing table with drawers beneath, double radiator.



BEDROOM TWO

14'x 13' (4.27m x 3.96m)
With double glazed window to rear aspect, fitted bedroom furniture to one side, wardrobes with storage above, dressing table with drawers beneath, dado rail, single radiator.

BEDROOM THREE

16'6" x 9' (5.03m x 2.74m)
With double glazed window to front aspect, radiator.

BEDROOM FOUR

8'8" x 7'4" (2.64m x 2.24m)
With double glazed window to front aspect, radiator beneath.

HOUSE BATHROOM

