



4 bed semi-detached house to buy in LS24

Tower Crescent, Tadcaster, North Yorkshire, LS24 9JP

£265,000 Starting Bid

 x 4  x 3  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ MODERN TOWN HOUSE OVER THREE STOREYS
- ✓ FOUR BEDROOMS
- ✓ KITCHEN WITH INTEGRATED APPLIANCES
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

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Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding by method of Traditional auction. Terms & Conditions apply.

This delightful four-bedroom house offers a perfect blend of modern living and comfort. Built in 2008, the property spans an impressive 1,206 square feet, providing ample space for families or those seeking a little extra room. The spacious reception room serves as an ideal setting for relaxation or entertaining guests. The well-appointed kitchen features integrated appliances, making meal preparation a breeze. With 3 bathrooms, including en-suite facilities, convenience is at the forefront of this home. Outside, there are two off road parking spaces and a rear garden, which is not overlooked, providing a private oasis for outdoor enjoyment. This property is being sold by auction and will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

UPVC entrance door with storm porch over leading into:-

Entrance Hall

6.34m x 2.00m (20'10" x 6'7")

With stairs off to the first floor and a window to the side elevation.

Bedroom 3

4.89m x 2.41m (16'1" x 7'11")

Having a window to the front elevation and a radiator.

Bedroom 4

2.84m x 2.48m (9'4" x 8'2")

Having a window to the rear elevation and a radiator

Shower Room

Having a white suite comprising shower, wash hand basin and wc. With a window to the side elevation.

Utility

1.95m x 1.47m (6'4" x 4'9")

Having units matching those in the kitchen incorporating a sink. Plumbing for a washing machine. Door leading to the rear.

First Floor Landing

With stairs to the second floor. Having a window to the front elevation and a radiator.

Kitchen

4.08m x 2.42m (13'5" x 7'11")

Having a good range of base and wall units. Complimentary work surfaces incorporating a sink unit with a mixer tap over. Integrated electric oven, hob, extractor and dishwasher. Space for a tall fridge freezer. Having a window to the front elevation and half glazed double doors into:-

Living Room

3.89m x 4.56m (12'9" x 15'0")

Having been newly carpeted and with a window to the rear elevation and two radiators.

Second Floor Landing

With doors off

Bedroom 1

3.87m x 2.70m (12'8" x 8'10")

Having a range of fitted furniture including wardrobes and over bed cupboards. With a window to the rear elevation and a radiator.

En-Suite Shower

Having a white suite comprising a corner shower cubicle, wash hand basin and wc. With a window to the rear elevation and a radiator.

Bedroom 2

3.63m x 4.44m (11'11" x 14'7")

Having a free standing wardrobe. With two windows to the front elevation and a radiator.

Bathroom

2.04m x 1.69m (6'8" x 5'7")

Having a white suite comprising a panelled bath with a shower over, wash hand basin and a wc. With a window to the side elevation.

Outside

To the front is a block paved area providing off road parking. The road is privately owned and a parking permit is required to park there. A side gate leads to the rear garden which has a lawned area and paved patio and is not overlooked.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £265,000

Property Type: Semi-detached house

Parking: Allocated

Year built: 2008

Construction materials: Brick and block, Timber frame

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tower Crescent, Tadcaster, North Yorkshire, LS24 9JP

Contact your local branch today for more information on this property:

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