

TO THE OUTSIDE

A block paved driveway provides off road parking for several vehicles, steps leading to front door and access to large integral garage.

INTEGRAL GARAGE

27'5" x 10'11" (8.36m x 3.35m)

A very generous sized integral garage with electric roller door, double glazed UPVC windows to front and side along with two large double glazed windows to rear, large fitted work bench and ample storage including mezzanine level for overhead storage. Boiler cupboard housing wall mounted Vaillant gas fired central heating boiler, space and plumbing for automatic washing machine, light and power laid on for freestanding tumble drainer and American style fridge freezers.

GARDENS

Front garden has been set to low maintenance block patio, boarded neatly with shrubs and low level bushes behind brick retaining wall.



An attractive rear garden terraced to create three levels with artificial lawn between decorative rockery framing a range of low level neatly maintained bushes and shrubs, hand gate leads to flagged pathway to side of property and steps leading up to the top level of the rear garden. An attractive block paved patio area to the rear of the property provides ideal spots for outdoor entertaining and relaxation, along with barbeque and 'al fresco' dining in the summer months.

COUNCIL TAX

Band D (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

Details prepared February 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Tadcaster ~ 28 Woodlands Avenue LS24 9LE

A deceptively spacious and skilfully extended three bedroom detached family home, located on this popular residential development within level walking distance to Tadcaster town centre.

- A well proportioned and extended three bedroom detached home
- Off road parking and large tandem garage
- Landscaped rear garden with attractive rock feature
- Extended master bedroom with fitted wardrobes
- Large home office/second reception room
- Available with no upward chain

£360,000 PRICE REGION FOR THE FREEHOLD


3 Recep


3 Beds


2 Bath

MISREPRESENTATION ACT

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 **Renton & Parr**

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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 Tadcaster town centre heading south along Leeds Road, turn left into Stutton Road, proceeding for a few hundred yards take right turn onto Woodlands Avenue, upon which the property will be identified your left hand side with a Renton and Parr for sale board.

THE PROPERTY

A skilfully extended and deceptively spacious three bedroom detached family home, enjoying three reception rooms to the ground floor along with generous and extended tandem garage with work bench. Now providing scope and opportunity for modernisation, the property benefitting from gas fired central heating and double glazed windows in further detail given approximate room sizes comprises.

ENTRANCE HALLWAY

Entering through UPVC double glazed front door with double glazed window to side and cloaks storage.

DINING ROOM

13'1" x 11'10" (4m x 3.61m) overall
A light and bright dining room with double glazed windows to two sides, radiators beneath, staircase leading to first floor, two light fittings, sliding double doors leading to :-



KITCHEN

11'1" x 8'7" (3.4m x 2.63m)
Fitted with a range of wall and base units including cupboards and draws, work surfaces with tile splashback and window sill, electric double oven with Zanussi integrated microwave above, five ring gas hob with extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, recess for freestanding fridge, double glazed window overlooking patio area and garden to rear, integrated dishwasher, small double radiator, recess ceiling lighting, vinyl flooring.



LIVING ROOM

16'4" x 11'1" (4.98m x 3.40m)
A bright living room with large picture double glazed window to front and double glazed window to side, radiator beneath, feature brick fireplace with timber mantelpiece and marble hearth, "Living flame" gas fire inset, recess ceiling lighting and ceiling cornice.



INNER HALL

With large pantry style storage cupboard under stairs with electric consumer unit and meter.

DOWNSTAIRS SHOWER ROOM

Comprising a coloured suite, low flush w.c, pedestal wash basin, double glazed window to rear, step in shower cubicle, large fitted storage cupboard, tiled walls, part vinyl floor covering, radiator and two ceiling lights.

SITTING ROOM/HOME OFFICE

21'3" x 9'0" (6.49m x 2.75m) overall
Generous extended and versatile space, currently used as a sitting area with double glazed windows to side, radiator beneath, large feature display bookshelf and home office area, with double glazed windows to three sides and double glazed rear door onto patio, double radiator, extensive office work bench and storage surround.



FIRST FLOOR

LANDING

With loft access hatch and airing cupboard with insulated hot water tank and linen storage.

FURTHERLANDING

With double glazed windows to rear, integrated storage cupboards.

BEDROOM ONE

18'6" x 10'10" (5.65m x 3.31m)



A large bright master bedroom with double glazed window to rear and radiator beneath, further double radiator to side, fitted wardrobes running the length of the room, three pendent light fittings, and ceiling cornice.

BEDROOM TWO

16'0" x 11'3" (4.89m x 3.44m)
Double glazed windows to front and rear, double radiators beneath, fitted eaves storage cupboards, central light fitting.

BEDROOM THREE

10'2" x 8'10" (3.12m x 2.71m)
Double glazed window to front, double radiator, central light fitting.



SHOWER ROOM

10'3" x 6'8" (3.13m x 2.05m)
Re-fitted with modern suite, comprising low flush w.c, vanity wash basin with storage base units and worktop, double glazed window, double radiator and chrome heated towel rail, tilted walls and vinyl flooring, large step-in shower cubicle.

