



24 ROSEMARY COURT, TADCASTER, LS24

£249,950

NORTH
RESIDENTIAL

An immaculately presented home, perfectly positioned within striking distance of the town centre.

Offering versatile and flexible accommodation over three floors, the property in brief comprises; a welcoming entrance hall which provides access into the garage and useful storage cupboard.

To the first floor is a w/c, a stunning open plan living/dining room with large picture windows and feature fire surround housing an electric fire.

To the rear of the property is a modern fitted kitchen with integrated appliances and access to the courtyard is off the hallway.

To the second floor are three good sized bedrooms and contemporary house bathroom.

Externally the property is inclusive of a low maintenance courtyard garden to the rear and to the front, the property boasts off street parking for two vehicles and a garage.



Tenure
Freehold

Local Authority
NYCC

Council Tax Band
Band B

EPC Rating
Band D

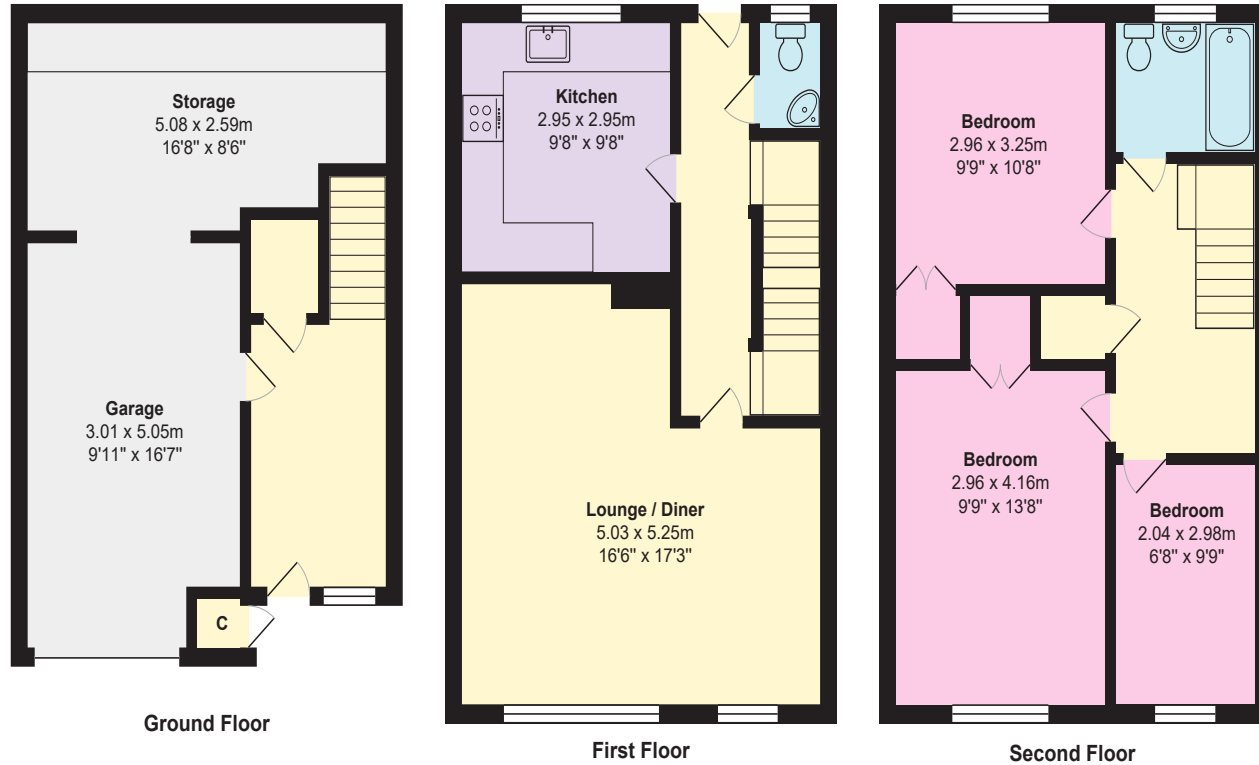
Property Description.

Rosemary Court is located in a much sought after location within walking distance to Tadcaster town centre. Offering an abundance of local amenities right on your doorstep such as well-regarded schooling, local shops, bars and restaurants. Tadcaster is situated just off the A64 and benefits from easy access to the A1/M1, consequently enabling efficient commuting both close by and further afield.

Directions.

Take the A64 towards York, taking the exit to join the A659 (Leeds Road). Continue on this road for approximately 2 miles and you will reach Tadcaster, continue on the A659 for around 1 mile through Tadcaster town centre. Turn left onto Wighill Lane, left onto Rosemary Row and left onto Rosemary Court.





Total Area: 122.3 m² ... 1316 ft²

All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.