

BEDROOM FOUR

9' x 5' 10" (2.74m x 1.78m)
With double glazed window to front and deep sill, double radiator.

HOUSE BATHROOM

Attractive and modern bathroom suite comprising low flush w.c., shaped bath with electric shower and shower screen above, vanity wash basin, drawers beneath, part tiled walls, attractive floor tiles, chrome ladder effect heated towel rail, double glazed window to side, LED ceiling spotlights.



TO THE OUTSIDE

To the front a generous block paved driveway provides ample off street parking extending down the side of the property revealing bin store and handgate leading to rear garden.

REAR GARDEN



Low maintenance in nature with an attractive Indian stone

flagged patio area and raised flower borders beyond which is a astro turf lawn and fenced perimeter. Two garden sheds, outside water tap.

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.

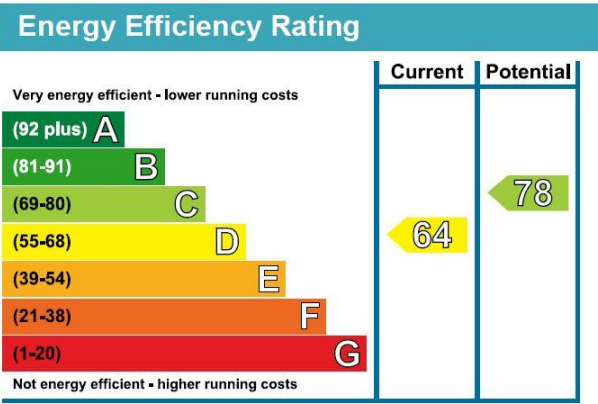
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 October 2019



Tadcaster ~ 18 Marlborough Drive, LS24 9JU

A beautifully presented and much improved extended four bedroom detached family home revealing carefully designed and well-appointed accommodation throughout. Within catchment area for Tadcaster Grammar School.

- Contemporary four bedroom detached family home
- Superb open plan living kitchen /diner
- Separate lounge and downstairs w.c./utility space
- Master bedroom with en-suite shower facility
- Modern house bathroom
- Newly fitted windows and doors throughout

£350,000 GUIDE PRICE 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

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. Turn left onto Marlborough Drive follow the road round where the property is identified on the right hand side by a Renton & Parr for sale sign.

THE PROPERTY

Having undergone an extensive programme of extension and renovation by the current owners this family home now boasts spacious and well equipped family accommodation. Benefiting from newly installed double glazed windows and doors, the accommodation giving approximate room dimensions comprises :-

GROUND FLOOR

FRONT PORCH

With modern composite door and window to side elevation, oak floor covering, LED ceiling spotlights, internal door leading to :-

LOUNGE

17'6" x 11'5" (5.33m x 3.48m)
Walk-in bay window to front with double glazed windows, two vertical double radiators, T.V. aerial, telephone point, LED ceiling spotlights, attractive oak staircase to first floor with useful storage space beneath.



SUPERB OPEN PLAN LIVING KITCHEN/DINER
22'8" x 17'5" (6.91m x 5.31m)

A light and spacious room with large four leaf bi-fold aluminium doors to rear. The kitchen area is comprehensively fitted with a range of white gloss wall and base units, cupboards and drawers with matt white Corian work surfaces with one and a quarter moulded sink unit with mixer tap, integrated appliances include dishwasher, fridge freezer, double Bosch oven, large central island with matching worktops and drawers beneath along with Bosch induction hob with extractor hood above.



Space to the side for dining table and chairs along with sitting area, two double radiators, T.V. aerial, LED ceiling spotlights.



Doorway leading to :-



SIDE PORCH / UTILITY

With modern composite door to side, wall mounted Worcester Bosch gas fired central heating boiler, work surface with space and plumbing beneath for automatic washing machine, tiled floor covering, doorway leading to :-

DOWNSTAIRS W.C.

A modern white suite comprising white low flush w.c., wash basin with mixer tap, part tiled walls, double glazed window to rear, extractor fan, LED ceiling spotlights.

FIRST FLOOR

LANDING

With double glazed UPVC window to side, loft access hatch with retractable wooden ladders leading to a :-

CONVERTED LOFT SPACE

14'6" x 9'9" (4.42m x 2.97m)
Currently used as a games room. With three Velux windows, LED ceiling spotlights, power laid on along with electric heating, T.V. aerial, eaves storage to three sides.



BEDROOM ONE

13'x 11'2" (3.96m x 3.4m)
Walk-in bay window to front with double glazed UPVC windows, double radiator beneath, fitted furniture to one side comprising wardrobes with shelving and drawers within, matching dressing table to side, LED ceiling spotlights. Doorway leading to :-



EN-SUITE SHOWER FACILITY

With generous walk-in shower cubicle, wall mounted shower fittings and large square shower head, modern white low flush w.c., and vanity wash basin with cupboard beneath, attractive wall and floor tiles, chrome ladder effect heated towel rail, LED ceiling spotlights, extractor fan.



BEDROOM TWO

15'8" x 7'4" (4.78m x 2.24m)
With double glazed window to rear, radiator beneath, LED ceiling spotlights, exposed ceiling beam, T.V. aerial.

BEDROOM THREE

13'x 8'6" (3.96m x 2.59m) into door recess
With double glaze window to rear, radiator beneath, LED ceiling spotlights, exposed ceiling beam.

