

# Park Row



**Kelcbar Close, Tadcaster, LS24 9NY**

**Offers In Excess Of £110,000**



**\*\*OVER 55'S FIRST FLOOR APARTMENT\*\*ONE BEDROOM\*\*MODERN KITCHEN\*\*PARKING SPACE\*\*NO ONWARD CHAIN\*\*PERFECT IF YOU ARE LOOKING TO DOWNSIZE**

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



## INTRODUCTION

Nestled in the tranquil setting of Kelbar Close, Tadcaster, this delightful first-floor apartment is an ideal choice for those seeking a comfortable and manageable living space. Designed specifically for individuals aged over 55, this retirement apartment offers a perfect blend of convenience and community.

The flat features a well-proportioned bedroom, a welcoming reception room, and a thoughtfully designed bathroom. The layout is both practical and inviting, making it an excellent option for anyone looking to downsize without compromising on quality of life.

The property is situated within a peaceful development, providing a serene environment that is perfect for relaxation. Residents can enjoy the benefits of a supportive community while still maintaining their independence. The location in Tadcaster offers easy access to local amenities, ensuring that everything you need is within reach.

This charming apartment is not just a home; it is a lifestyle choice that promotes comfort and ease. Whether you are looking to embrace a new chapter in your life or simply wish to enjoy a more manageable living space, this property is sure to meet your needs. Do not miss the opportunity to make this lovely flat your new home.

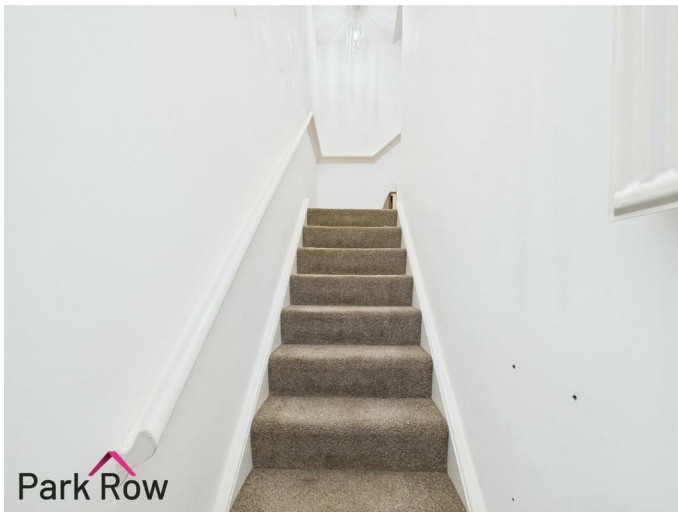
## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a white uPVC door with an obscure double glazed panel within which leads into;

### HALLWAY

2'11" x 3'4" (0.9 x 1.03)



Staircase leading to the first floor accommodation.

## FIRST FLOOR ACCOMMODATION

### LANDING

5'6" x 2'11" (1.69 x 0.91)



A central heating radiator, hatch to the loft and internal doors which lead into;

### LIVING ROOM

10'4" x 17'3" (3.16 x 5.27)



A double glazed window to the front elevation, a central heating radiator and an internal doorway which leads into;





**KITCHEN**

8'9" x 8'9" (2.69 x 2.68)



A doubled glazed window to the rear elevation, white shaker style wall and base cabinetry, a black composite drainer sink with chrome mixer tap over, a built in single oven with four ring hob over, built in extractor, space and plumbing for a washing machine and space for a freestanding fridge/freezer.

**BEDROOM ONE**

11'10" x 11'4" (3.63 x 3.46)



A double glazed window to the rear elevation, a central heating radiator, built in wardrobes, built in over bed cabinetry and a built in vanity unit.



## BATHROOM

6'4" x 9'1" (1.95 x 2.77)



A obscure double glazed window to the front elevation and a white suite comprising; a close couple WC, a pedestal handbasin with chrome taps over, a panel bath with chrome taps over and an electric shower over, a white heated towel rail and an internal door which leads to storage.

## EXTERIOR

### FRONT



A paved stepped path leads to the front of the property with further paving directly in front of the property, the rest of the garden is mainly laid to lawn, with a border containing trees, bushes and shrubs.



## TENURE AND COUNCIL TAX

Tenure: Leasehold

Local Authority: North Yorkshire Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

## OPENING HOURS

Mon - Fri 9.00am to 5.30pm

Saturday - 9.00am to 1pm

Sunday - CLOSED

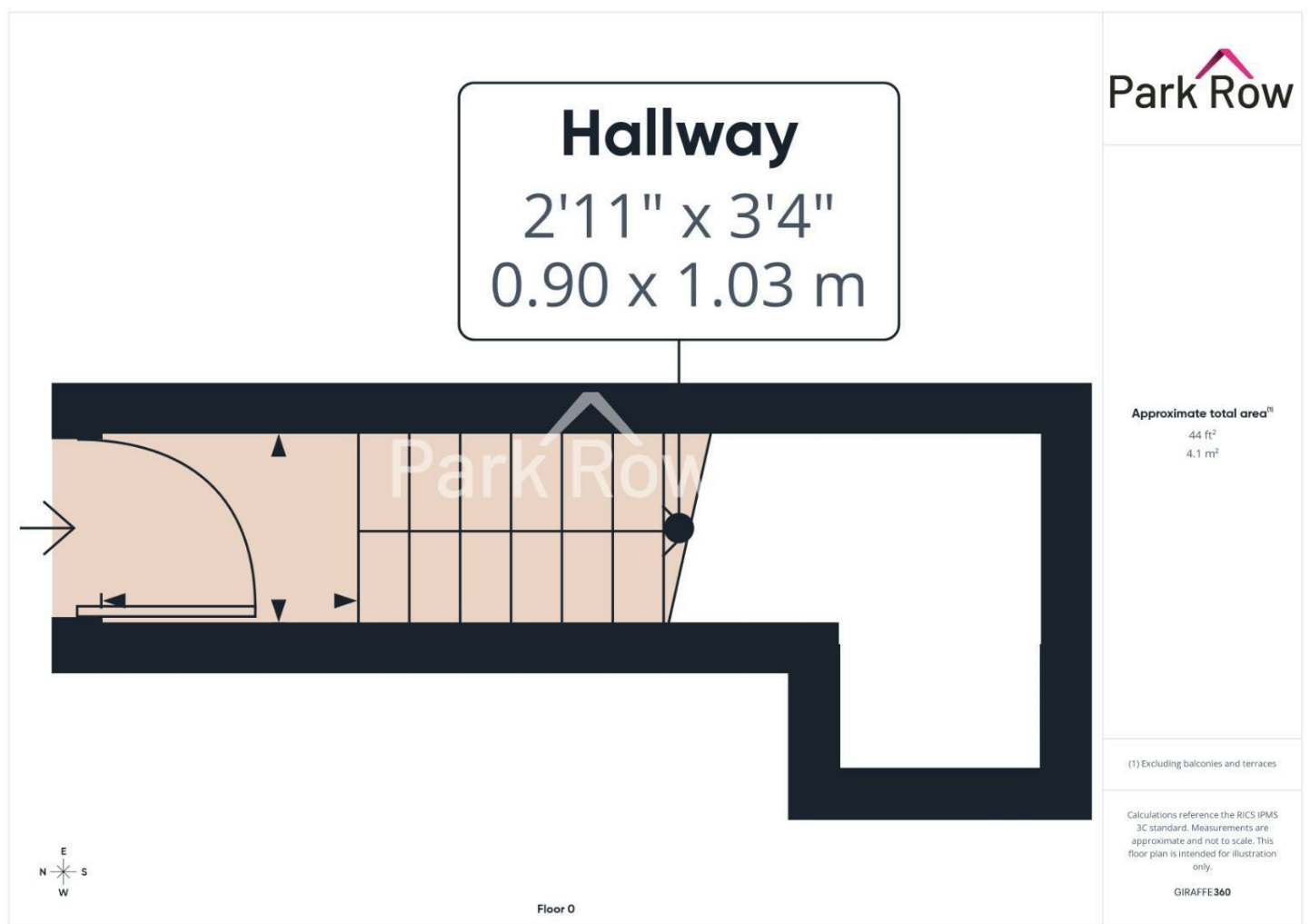
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122

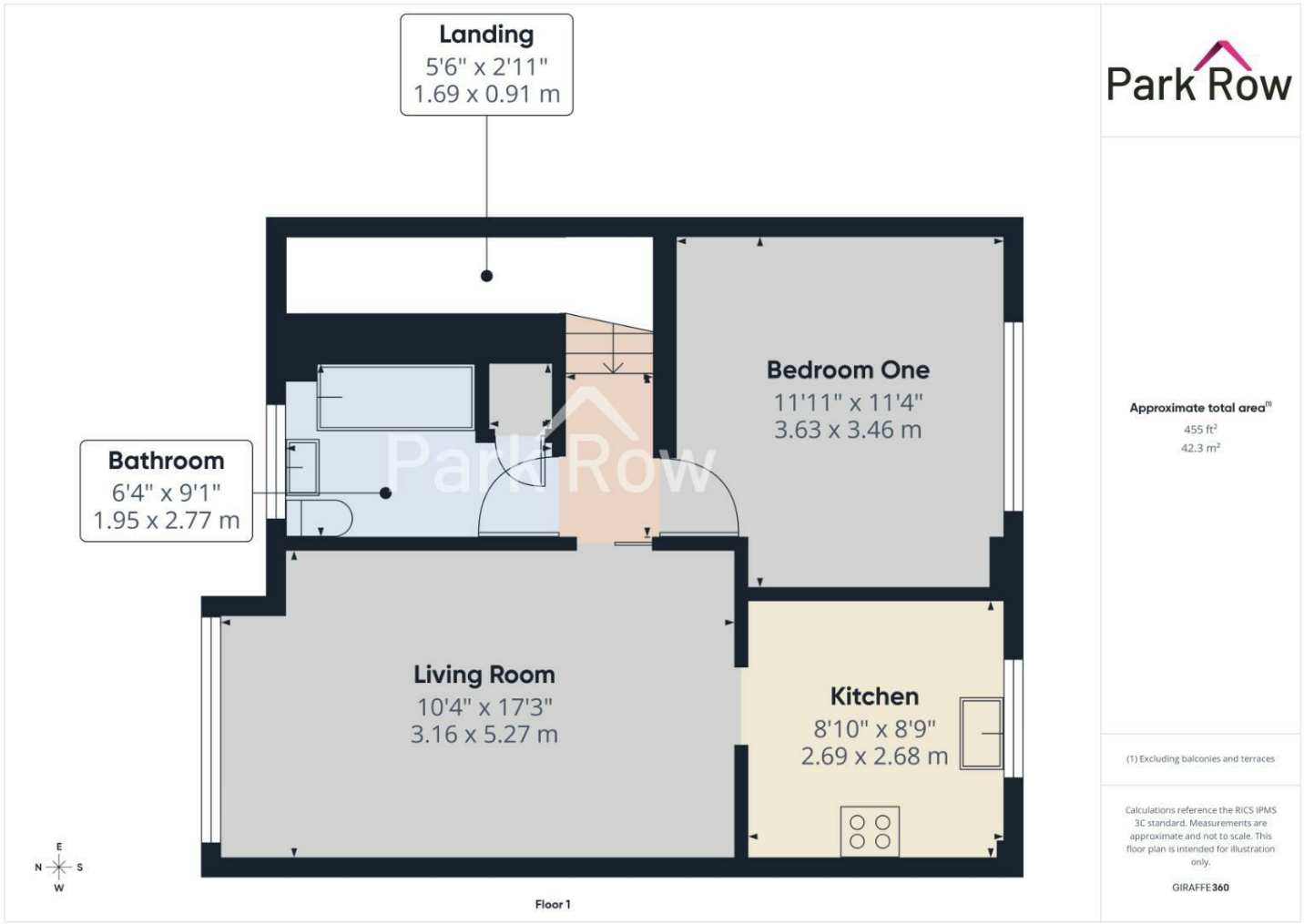
SELBY - 01757 241124

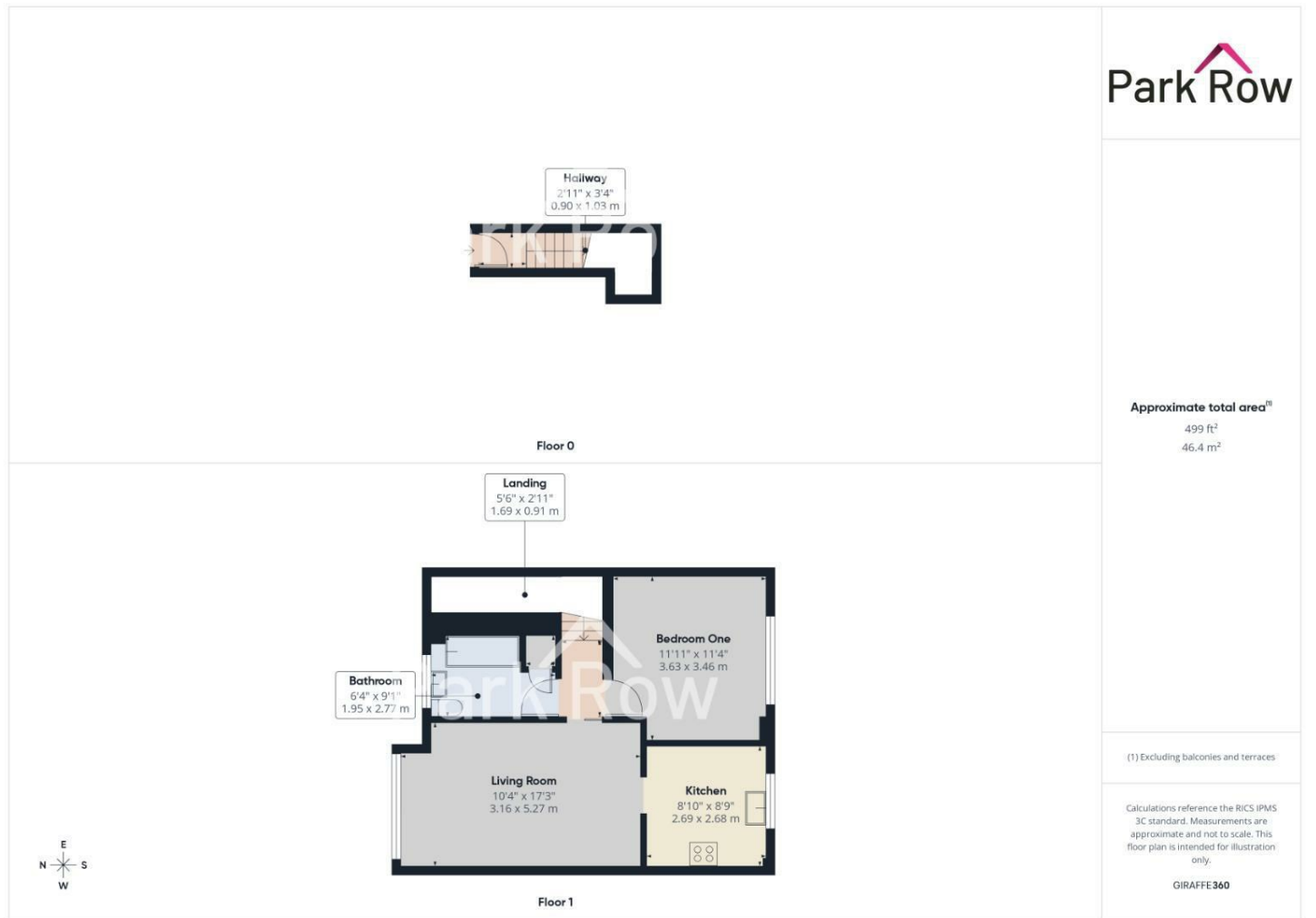
GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133









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