

Park Row

The proactive estate agent



Spring Hill, Tadcaster, LS24 8AD

Offers In Excess Of £175,000



****VICTORIAN MID-TERRACE**TWO BEDROOMS**OFF STREET PARKING FOR 2 CARS**YARDS TO THE FRONT AND REAR**GREAT FOR FIRST TIME BUYERS**IDEAL FOR INVESTORS**IN NEED OF MODERNISATION****

Nestled in the charming area of Spring Hill, Tadcaster, this delightful Victorian mid-terrace house presents a wonderful opportunity for those seeking a project to make their own. Spanning an inviting 770 square feet, the property boasts two well-proportioned bedrooms, perfect for a small family or as a comfortable retreat for professionals.

Upon entering, you will find a spacious reception room that offers a warm welcome and a blank canvas for your personal touch. The family bathroom is conveniently located, serving the two bedrooms with ease. The house is in need of modernisation, allowing you to infuse your style and preferences into the space, creating a home that truly reflects your personality.

Outside, the property features both front and rear yards, providing outdoor space for relaxation or gardening. Additionally, off-street parking for two vehicles is a significant advantage in this area, ensuring convenience for you and your guests.

This terraced home is ideally situated in a friendly neighbourhood, close to local amenities and transport links, making it a practical choice for those who appreciate both community and accessibility. With its period charm and potential for transformation, this property is a rare find in Tadcaster. Whether you are a first-time buyer or an investor looking for a promising opportunity, this home is certainly worth considering.

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!



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with glazed glass panels within and above which leads into;

KITCHEN

12'3" x 11'2"



An obscure glazed window to the front elevation, wooden wall and base units, a stainless steel sink with chrome taps over, space and plumbing for a washing machine, space for a freestanding cooker, space for a freestanding fridge/freezer, a central heating radiator, stairs which lead up to the first floor accommodation and an internal door which leads into;



LOUNGE

13'8" x 11'2"



A glazed window to the rear elevation, a brick built feature fireplace, a central heating radiator and a composite door with double glazed glass panels within and above which leads out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING 4'1" x 2'3"

Stairs which lead up to the second floor accommodation and internal doors which lead into;

BEDROOM ONE 11'9" x 11'2"



A glazed window to the rear elevation, a central heating radiator and a cupboard area with space for storage.

FAMILY BATHROOM



An obscure glazed window to the front elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with chrome taps over, a central heating radiator and a built-in wooden storage cupboard.

SECOND FLOOR ACCOMMODATION

BEDROOM TWO (11'2" x 9'6") + (11'2" x 8'10")



Two Velux windows to the front and rear elevation, a built in cupboard with space for storage and two central heating radiators.

EXTERIOR

FRONT



To the front of the property there is space for a shed, access to the entrance door and perimeter wooden fencing to all three sides.

REAR



Accessed via a wooden pedestrian gate or through the door in the lounge where you will step out onto; a paved pathway which leads to the entrance door, an area filled with mature shrubs and perimeter wooden fencing to all three sides.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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.

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.

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.

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.



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OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

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

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

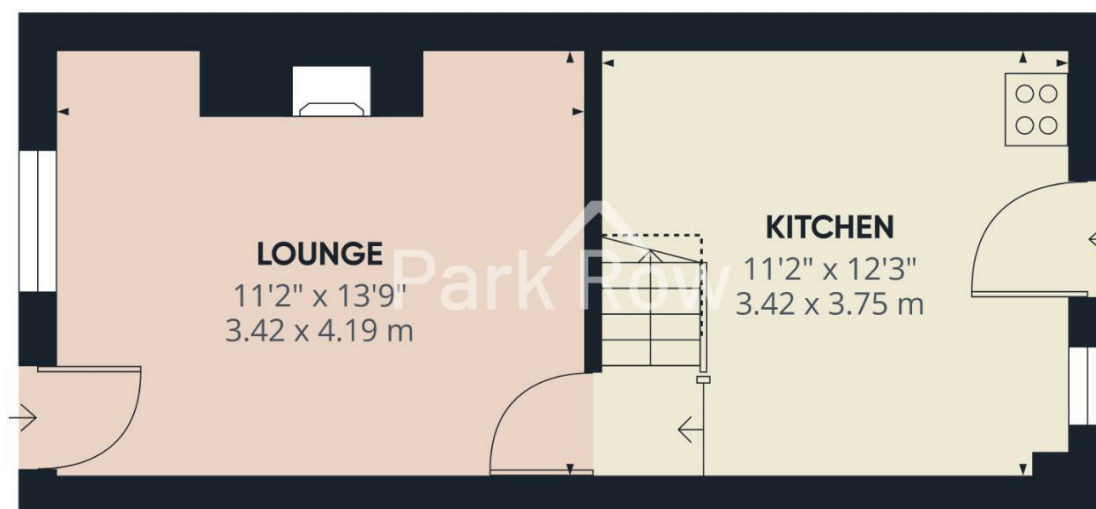
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries.

We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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Floor 0

Approximate total area⁽¹⁾

284 ft²
26.4 m²

Reduced headroom

6 ft²
0.6 m²

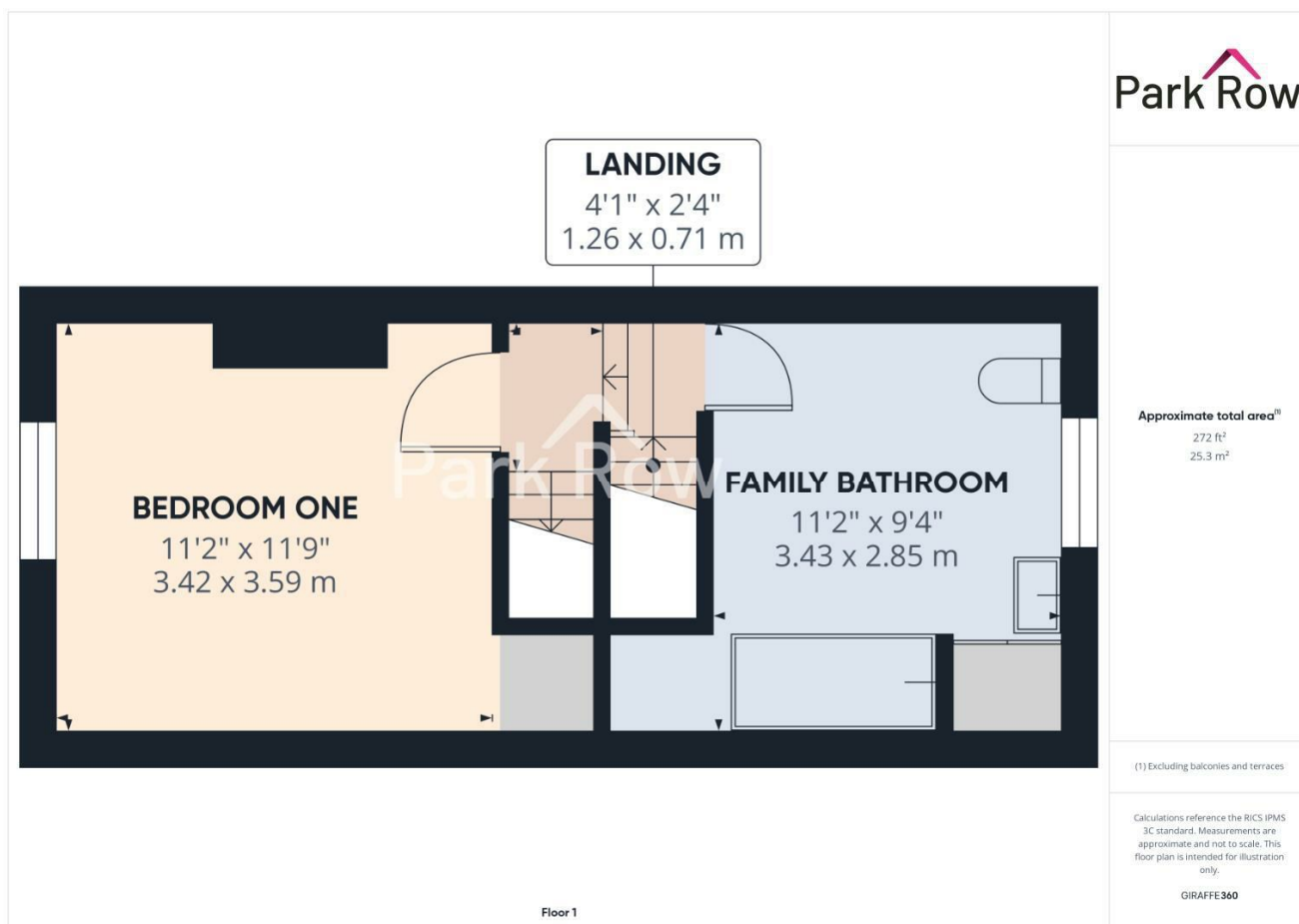
(1) Excluding balconies and terraces

Reduced headroom

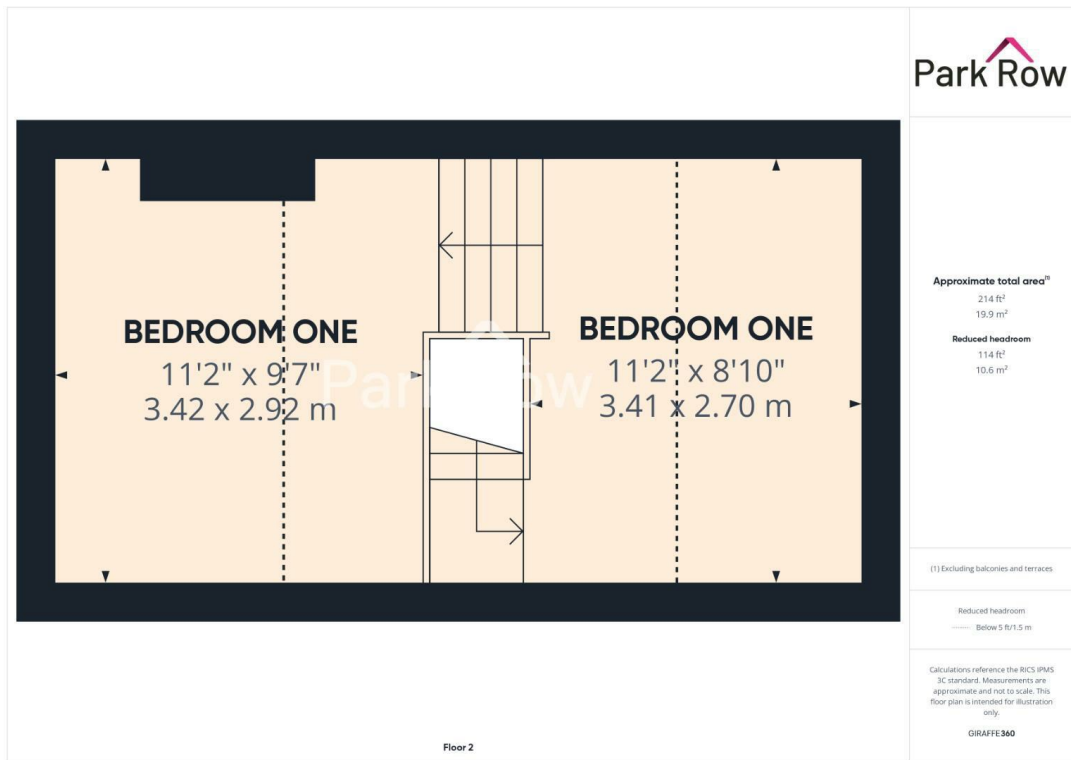
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

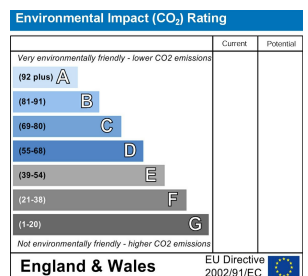
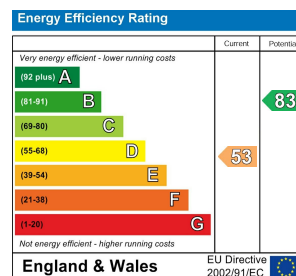


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