

# Park Row



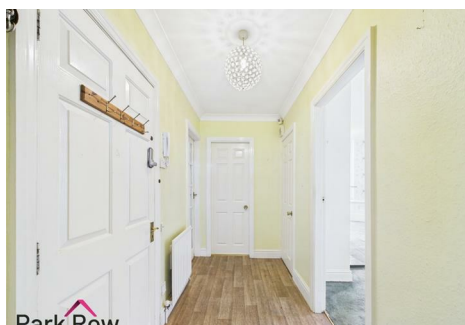
**Ouston Lane, Tadcaster, LS24 8DP**

**£175,000**



**\*\*GROUND FLOOR TWO BEDROOM APARTMENT\*\* HIGH CEILINGS\*\* SPACIOUS LOUNGE\*\* PRIVATE PATIO\*\* WELL MAINTAINED COMMUNAL GARDENS\*\* OFF ROAD PARKING\*\* WALK IN SHOWER\*\* NO ONWARD CHAIN\*\***

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS**





## INTRODUCTION

Nestled in the charming area of Ouston Lane, Tadcaster, this delightful ground floor two-bedroom apartment offers a perfect blend of comfort and convenience. With a spacious lounge that invites natural light, the apartment is designed for both relaxation and entertaining. The property features a well-appointed bathroom and two generously sized bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

One of the standout features of this apartment is the private terrace which provides a lovely space to enjoy the fresh air and sunshine. Additionally, residents can take advantage of the beautifully maintained communal gardens, perfect for leisurely strolls or social gatherings with neighbors.

Parking is a breeze with space available for two vehicles, ensuring that you and your guests will never have to worry about finding a spot. The property is offered with no onward chain, allowing for a smooth and straightforward purchasing process.

With its convenient location in Tadcaster, you will find yourself within easy reach of local amenities, schools, and transport links, making this apartment an excellent choice for those looking to settle in a vibrant community. This property truly represents a wonderful opportunity to own a charming home in a desirable area. Don't miss your chance to view this lovely flat and experience all it has to offer.

## GROUND FLOOR ACCOMMODATION

### COMMUNAL ENTRANCE

Accessed via steps leading up to a solid grey wooden door, which leads into;



### ENTRY

Enter through a white wooden door, which leads into;

## HALLWAY

9'7" x 4'6" (2.94 x 1.38)



A central heating radiator, smoke alarm, intercom for communal door and internal doors which lead into;

## KITCHEN

10'10" x 10'5" (3.32 x 3.18)



Fitted with wooden wall and base units, a cream countertop, a ceramic drainer sink with chrome mixer tap over, oven with integrated four ring gas hob, space and plumbing for a dishwasher, a central heating radiator, double glazed windows to the rear elevation and a wooden door with glass panels within which leads to the rear porch;



**BATHROOM**  
7'4" x 4'7" (2.25 x 1.41)



An obscure double glazed window to the rear elevation, a white suite comprising a close coupled WC, a pedestal corner hand basin with chrome taps over, a walk in shower with multi head shower system, fully tiled walls and a central heating radiator,



**REAR PORCH**  
3'2" x 3'9" (0.97 x 1.16)



A half-glazed uPVC porch, with double doors opening to the rear elevation and full tiled floor,



## LIVING ROOM

17'10" x 16'11" (5.44 x 5.18)



Double glazed bay windows to the rear of the elevation, a central heating radiator, a gas fireplace with decorative white surround, and black tile hearth and back panel, uPVC double doors to the side elevation which leads out to the external walkway and an internal door which leads into;

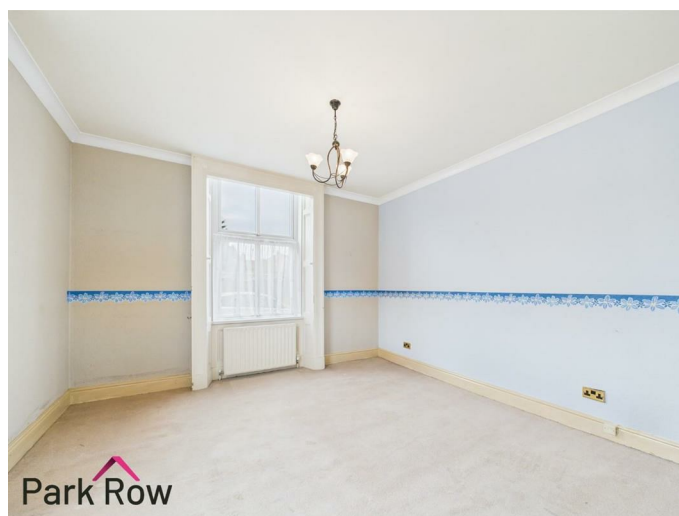


## BEDROOM ONE

12'2" x 12'8" (3.72 x 3.88)



Two double glazed windows to the side and front elevation and a central heating radiator,

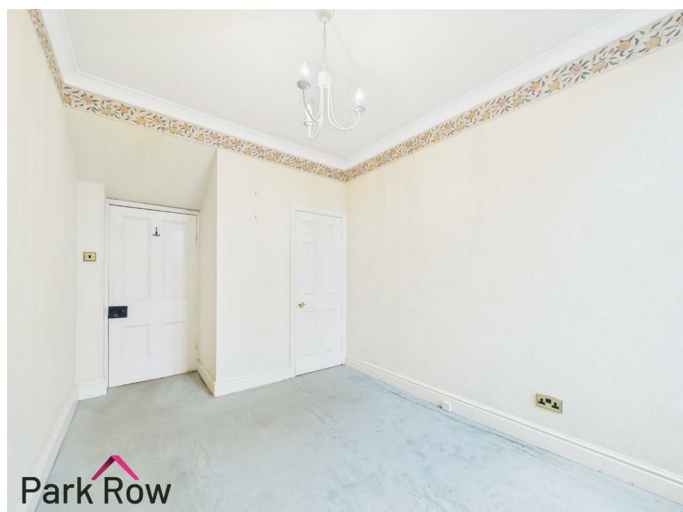


## BEDROOM TWO

10'5" x 8'9" (3.19 x 2.69)



Double glazed window to the front elevation, central heating radiator and an internal door which leads to storage,



## EXTERIOR

## FRONT



Shared graveled driveway providing off street parking, steps which lead up to the main entrance, established borders line the front of the property and the rest is laid to lawn with shed storage per apartment,

## REAR



The rear of the property features a well maintained communal garden laid mainly to lawn with mature shrubs and hedging to the boundaries. A private paved patio area sits directly outside the apartment offering space for outdoor seating.





## EXTERNAL WALKWAY



Accessed via the double uPVC doors in the living room,

## AERIAL



## 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.

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.

## **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.

## **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  
PONTEFRAC & CASTLEFORD - 01977 791133

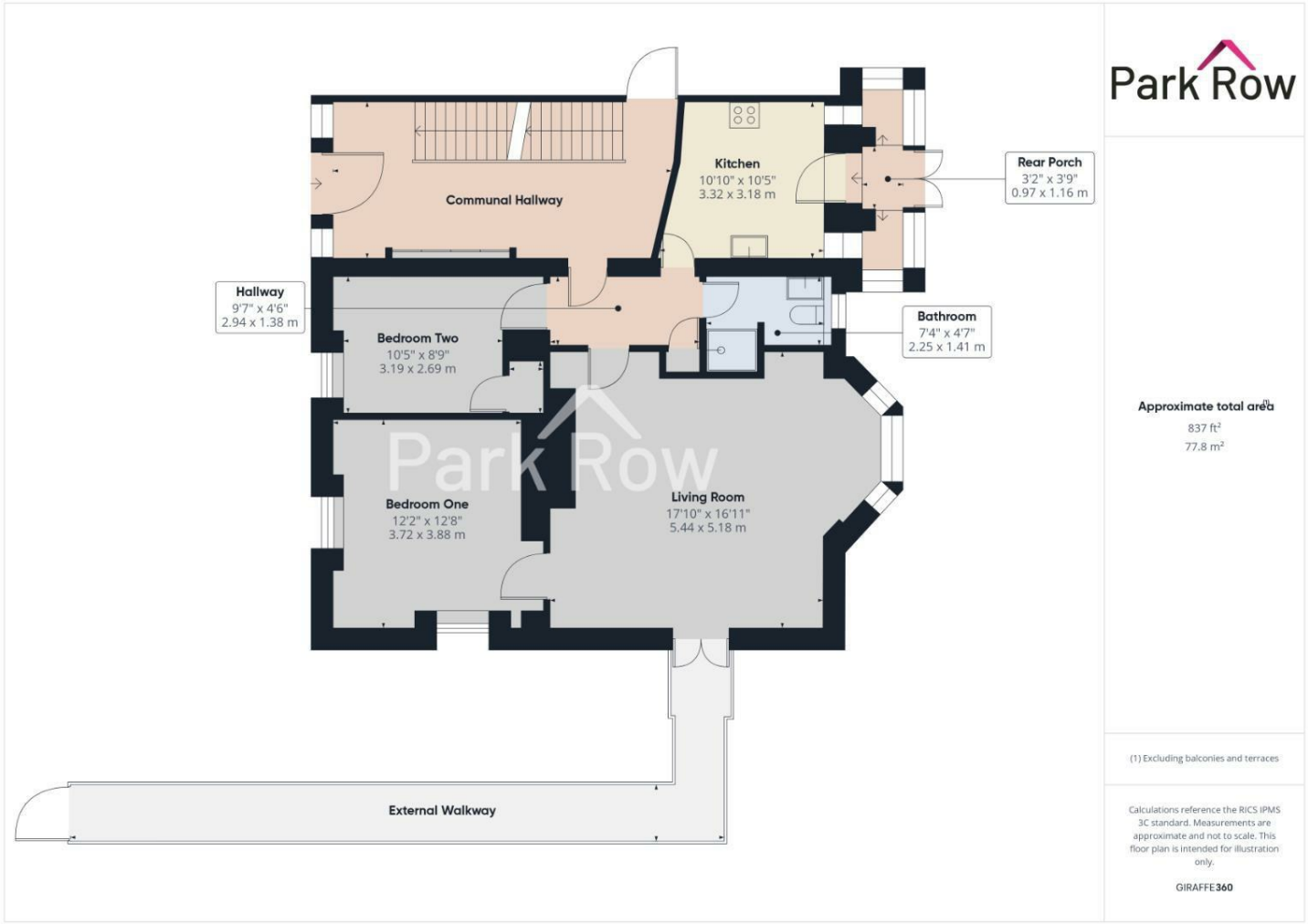
## **TENURE AND COUNCIL TAX**

Tenure: Leasehold - 960 years remaining  
Maintenance charge: £125pcm  
Local Authority: North Yorkshire Council  
Tax Banding: C

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.

## **VIEWINGS**

Strictly by appointment with the sole agents.









T 01977 681122  
W [www.parkrow.co.uk](http://www.parkrow.co.uk)

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
[sherburn@parkrow.co.uk](mailto:sherburn@parkrow.co.uk)

