

Park Row

The proactive estate agent



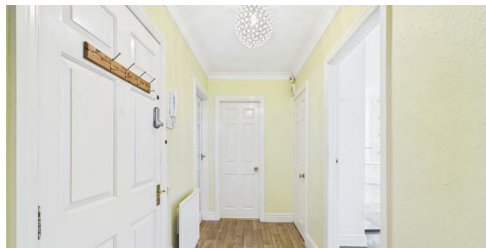
Ouston Lane, Tadcaster, LS24 8DP

Offers In Excess Of £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



FEDERATION
OF INDEPENDENT
AGENTS

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"



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

KITCHEN

10'10" x 10'5"



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;



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REAR PORCH
3'2" x 3'9"



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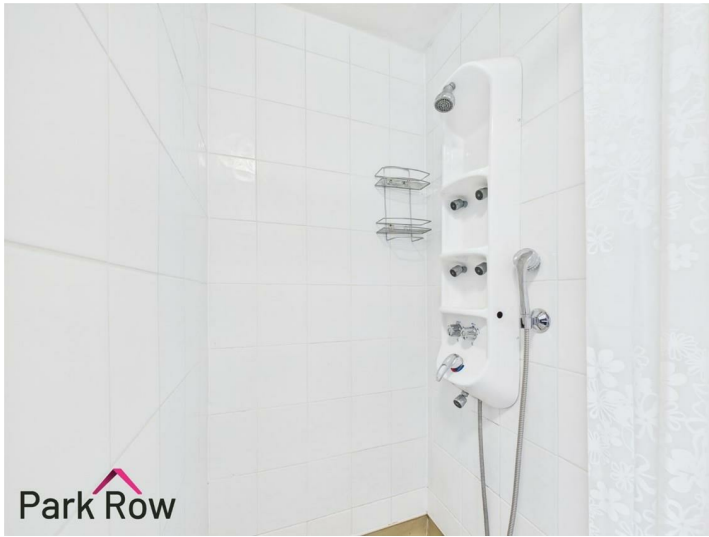
A half-glazed uPVC porch, with double doors opening to the rear elevation and full tiled floor,

BATHROOM
7'4" x 4'7"



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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,



LIVING ROOM
17'10" x 16'11"



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"



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



BEDROOM TWO
10'5" x 8'9"



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



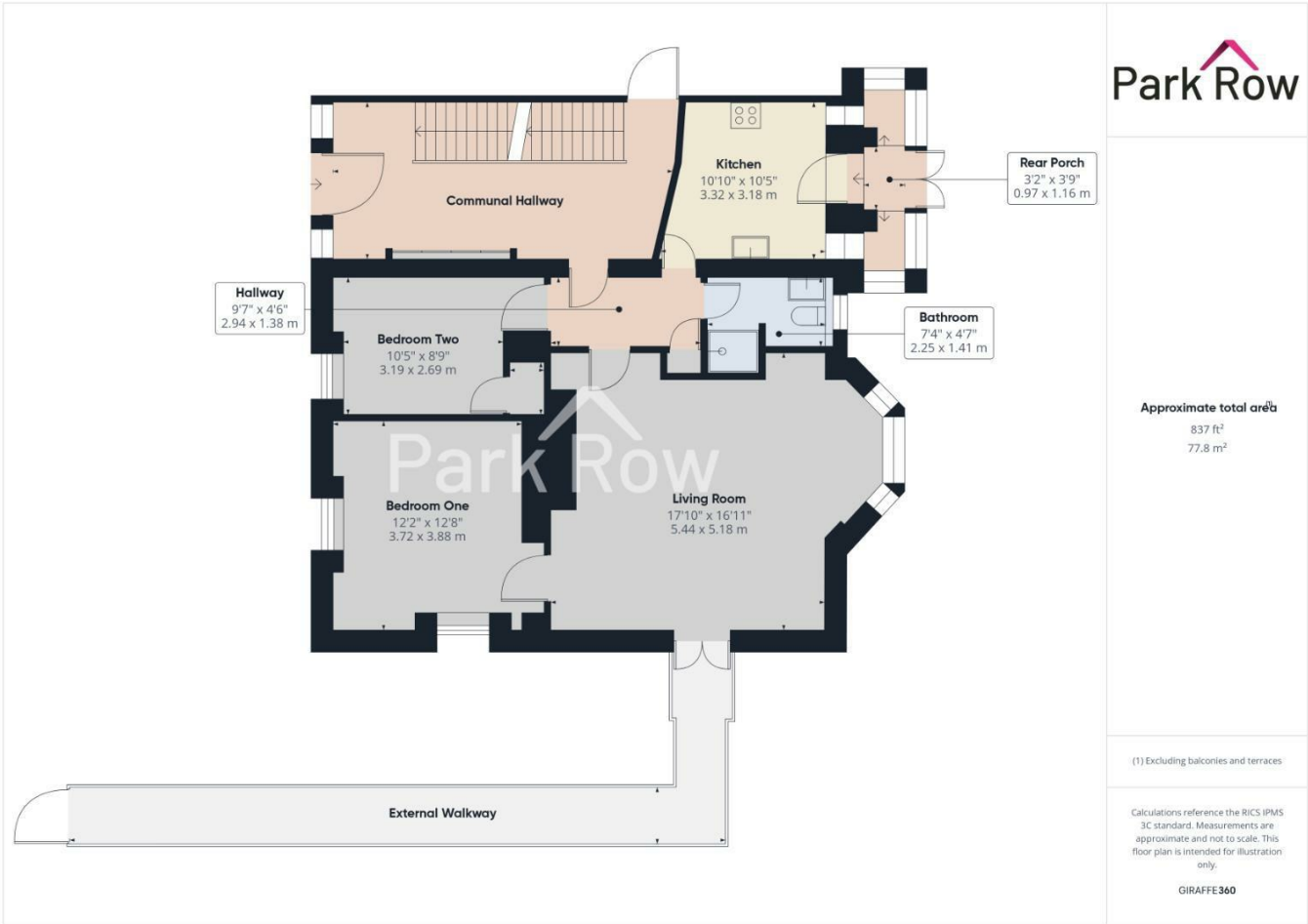
The rear of the property features a well maintained communal garden laid mainly to lawn with mature shrubs and hedging to the boundaries. A private paved patio area sits directly outside the apartment offering space for outdoor seating.



EXTERNAL WALKWAY



Accessed via the double uPVC doors in the living room,





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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |