



27 Station Road, , Tadcaster LS24 9JE
£310,000 | Freehold

maxwell hodgson
estate agents

Entrance Hallway

Part opaque glazed entrance door with glazed panel above. Attractive original features including mosaic tiled floor, decorative plaster cornice and feature archway. Two radiators, inset downlights and understairs storage cupboard. Balustrade staircase to first floor.

Cloakroom

Fitted with two piece white suite comprising low flush WC, corner wash hand basin with chrome mixer tap and tiled splash-back. Inset downlight. Solid oak flooring.

Sitting Room

15'1" x 13'10" (4.60 x 4.22)

Feature Italian marble fire surround, inset and hearth with cast iron living flame gas fire. Double glazed bay window to front. Radiator. Two wall light points.

Dining Room

13'2" x 11'9" (4.01 x 3.58)

Feature fireplace with decorative Victorian cast iron inset, wooden surround and tiled hearth. Alcoves fitted with bespoke bookcase units and storage cupboards with inset LED downlights above. Radiator. Double glazed window to rear.

Breakfast Kitchen

19'6" x 12'3" (5.94 x 3.73)

Fitted with an excellent range of quality base, wall and drawer units, full height coats/storage unit, wine racks, laminated work surfaces and breakfast bar. Inset 1 ½ bowl sink and drainer unit with brushed stainless steel mixer taps. Integrated appliances include Bosch ceramic 4 ring electric hob with extractor over and tiled splash back, Bosch dishwasher, Baumatic fridge/freezer and Stoves built-in electric double oven. Plumbing for washing machine. Two double glazed windows to side. Inset downlights. Quarry tiled floor. Two radiators. Seating area with double glazed tri-fold door providing access to delightful courtyard garden and rear entrance.

Kitchen Seating Area

Landing

Spacious and part-galleried with floor to ceiling linen/storage cupboard. Radiator. Loft access with ladder.

Bedroom 1

13'10" x 13'1" (4.22 x 3.99)

Fitted with 2 double and 1 single wardrobe providing ample hanging space. Radiator. Two double glazed window to front.

Ensuite Shower Room

Fitted with white three piece suite comprising; low flush WC, pedestal wash hand basin, corner shower enclosure with direct over head shower. Ladder towel radiator. Tiled flooring, part tiled walls. Inset downlights. Extractor. Double glazed window to front.

Bedroom 2

12'3" x 10'6" (3.73 x 3.20)

Built in wardrobe, storage cupboard and dressing table unit. Radiator. Double glazed window to rear. TV ariel point.

Bedroom 3

13'1" x 11'10" (3.99 x 3.61)

Double glazed window to rear. Radiator. TV ariel point.

House Bathroom

Fitted with three piece white suite comprising low flush WC, pedestal wash hand basin with mixer tap, panelled bath with thermostatically controlled mixer tap, direct shower over with glass screen. Ladder towel radiator. Extractor fan, part tiled walls. Obscure double glazed window to side.

Outside Rear

Delightful landscaped courtyard garden with stone paved entertaining area, evergreen shrubs and lavender borders. To the side is a





garden shed, potting area and outside tap. Door to rear access.

Outside Front

Bordered by stone wall with gate access to stone paved pathway leading to front entrance door. Gravelled area with raised shrub beds.

Tadcaster

The property is located in the historic rural market town of Tadcaster close to shops and excellent sporting facilities including community swimming pool, health and fitness club, tennis, bowls, cricket and football. It is a friendly community and there are many clubs and societies including the excellent Tadcaster Theatre Company.

Schools

The property is in the catchment area for the highly regarded Tadcaster Grammar School and there are two good primary schools within walking distance.

Transport

York and Leeds are within easy commuting distance and there is an excellent bus service to both cities. Ideally located for quick access to the A1, A64 and M1 north.

Council Tax Band

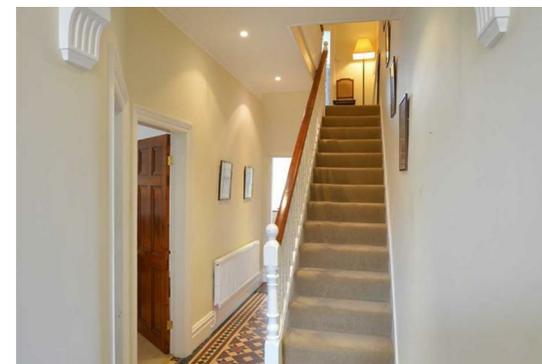
We understand the property has been placed in council tax band D, £1590.36 for 2015/2016.

Services

All mains services are understood to be connected to this property.

Directions

On entering Boston Spa from the direction of the A1, proceed through the village on the A659 keep on this road until you reach Tadcaster. When entering Tadcaster the A659 becomes the Wetherby Road and bears left into Station Road where the property can be found immediately on your right hand side indicated by the Maxwell Hodgson For Sale board.



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For more information please contact 01904 630112

Approximate Gross Internal Floor Area: 1,530 sq ft
For illustration purposes only. Not to scale.



Directions

