

SERVICES

We understand mains water, electricity, gas and drainage are connected.

COUNCIL TAX

Band D from internet enquiry.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared March 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

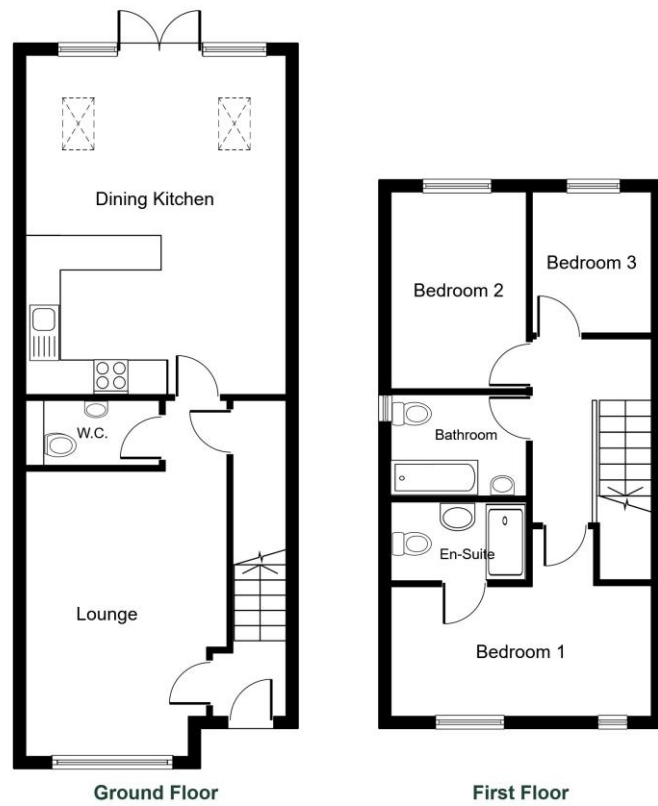


Tadcaster ~ 3 Copper Plum Row, Garnet Lane, LS24 9LD

A modern spacious three-bedroom semi-detached house, situated on the edge of Tadcaster overlooking open farmland to the north being within walking distance of primary schools and Tadcaster grammar school.

- Private parking for two cars
- Enclosed garden to rear with lawn and patio areas
- Bathroom and en-suite shower room
- Three bedrooms
- Downstairs cloakroom w.c.
- Open plan living kitchen and separate lounge
- Gas central heating
- Double glazed windows

£320,000 PRICE REGION FOR THE FREEHOLD



NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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TADCASTER

Tadcaster is a North Yorkshire town situated one mile north of the A64 Leeds to York road and some three miles east of the A.1. Situated almost midway between Leeds and York, Harrogate and Selby are also within easy car commuting distance.

Tadcaster has a good selection of shops, schools, restaurants and amenities including :- Award winning Swimming Pool, active Sports Clubs, Operatic Society and a number of nearby Golf Courses.

DIRECTIONS

Entering Tadcaster from the direction of Boston Spa and Wetherby along the A659 passing the Coors Brewery on the right, turn right into Station Road. Continue to the junction with the A659 turning right towards Leeds and immediately left into Garnet Lane. The property is situated on the left hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A modern three bedroom semi-detached house built by Kyme Homes with the remainder of a ten year premier guarantee. Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-



GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Laminate floor, staircase to first floor, alarm panel.

LOUNGE

4.62m x 3.51m (15'2" x 11'6")

Double glazed aspect window to front, radiator, laminate floor, understairs storage cupboard. Television aerial and telephone point.



CLOAKROOM

Low flush w.c., wash basin, laminate floor, radiator, concealed cupboard housing Baxi gas fired central heating boiler.

LIVING/DINING KITCHEN

5.87m x 4.57m (19'3" x 15'0")

With laminate floor and double glazed patio doors to rear garden, two Velux windows for additional natural light, well fitted kitchen area and breakfast bar with a range of wall and base units including cupboards and drawers, solid wood worktops with tiled surrounds and underunit lighting, one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including oven, hob and hood, washing machine, dishwasher and tumble dryer, space for fridge freezer, radiator, recess ceiling lighting. Television aerial and telephone point.



FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

4.57m x 2.36m (15'0" x 7'9") plus door recess

Two double glazed aspect windows to front with views over farmland, radiator. Television aerial and telephone point.



EN-SUITE SHOWER ROOM

A three piece white suite comprising walk-in shower, low flush w.c, vanity wash basin with drawer under, tiled floor, chrome heated towel rail, extractor fan.



BEDROOM TWO

3.4m x 2.39m (11'2" x 7'10")

Double glazed window overlooking rear garden, radiator. Television aerial and telephone point.



BEDROOM THREE

2.44m x 2.08m (8'0" x 6'10")

Double glazed window to rear, radiator. Television aerial and telephone point.



BATHROOM

Tiled to two walls with three piece white suite comprising panelled bath with shower and screen above, low flush w.c., pedestal wash basin, tiled floor, extractor fan, chrome heated towel rail.



TO THE OUTSIDE

Shared driveway access off Garnet Lane to two private block paved parking spaces and herbaceous forecourt garden, side path to enclosed rear garden comprising lawn with two patio area's, garden shed. water tap and power point.

