Park Row

The proactive estate agent



Garnett Terrace, Tadcaster, LS24 9BB

Offers In Excess Of £300,000

3 | 1 | 1 | D

GUIDE PRICE £300,000 - £310,000

A charming stone-built end cottage nestled in the picturesque surroundings of Garnett Terrace, Tadcaster. Offering deceptively spacious accommodation, three bedrooms, a bright open-plan kitchen and dining room, and a welcoming reception room, this beautifully maintained home combines character with comfort. Outside, off-street parking and a generous rear yard with seating areas enjoy the summer months. Lovely open-field views, creating a peaceful retreat. With the Yorkshire countryside on your doorstep and Tadcaster's amenities, schools and convenient links to York and Leeds nearby, this delightful home offers the perfect blend of rural tranquillity and everyday convenience.







MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled in the charming Garnett Terrace, Tadcaster, this deceptively spacious stone-built end cottage offers a delightful blend of comfort and picturesque surroundings. With a generous 1,017 square feet of living space, the property boasts three well-proportioned bedrooms and a welcoming reception room, making it an ideal family home.

The heart of the house is an open plan kitchen and dining room, designed to maximise natural light with multiple windows that create a bright and airy atmosphere. This well-maintained property has been looked after with great care, ensuring a move-in ready experience for its new owners.

Outside, you will find off-street parking at the front, while the spacious rear yard features inviting seating areas, perfect for enjoying the summer months. The views over open fields provide a serene backdrop, allowing you to start your day with a sense of tranquillity.

Living in Tadcaster means embracing a semi-rural lifestyle, with the beautiful countryside right on your doorstep. The town itself is steeped in history and offers a variety of independent shops, cafés, traditional pubs, and essential amenities. For those commuting, the A64 provides excellent road links to both York and Leeds, making it a convenient choice for professionals working in either city.

Families will appreciate the local schooling options, including primary schools and Tadcaster Grammar School for secondary education, subject to catchment and admissions arrangements. Additionally, leisure enthusiasts can enjoy riverside walks along the River Wharfe, local sports facilities, and the Tadcaster Community Swimming Pool.

This property presents a wonderful opportunity to enjoy a peaceful setting while remaining close to the conveniences of town life. Don't miss your chance to make this charming cottage your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a traditional oak door which leads into;

LOUNGE

14'10" x 17'5" (4.53 x 5.31)

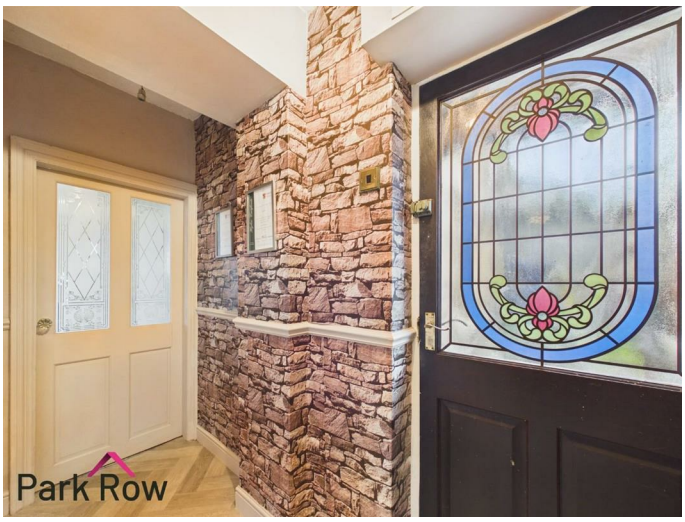


A double glazed window to the front elevation, a further double glazed window to the side elevation, an electric fire set within a fireplace with a marble hearth and a wooden surround over, an internal wooden door with glass panels within which leads through to the stairs, a central heating radiator and a further internal wooden door with glass panels within which leads through to;





HALLWAY
3'3" x 9'5" (1.00 x 2.89)

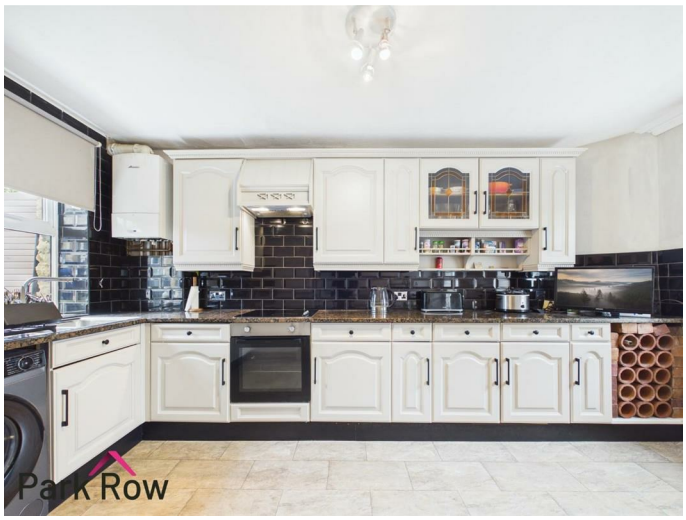


An internal wooden door which leads into an under-stairs storage cupboard, an external wooden door with a beautiful stainless glass panel within which leads out to the right hand side of the property plus an internal wooden door with glass panels within which leads through to;

KITCHEN/DINING ROOM
15'2" x 15'2" (4.63 x 4.64)



A double glazed window to the front elevation, two further double glazed windows to the side elevation allowing in floods of natural light, recently re-sprayed mushroom coloured shaker-style wall and base units with granite worktops , a built in oven, a Neff ceramic hob with a built in extractor fan over, tiled splashback, a built in wine rack, a one and a half stainless steel drainer sink with chrome taps over, an undercounter fridge and freezer, space and plumbing for a washing machine, a central heating radiator and fully tiled flooring.



MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS





STAIRS TO THE FIRST FLOOR ACCOMMODATION

Accessed via the internal door in the lounge and includes; a double glazed window to the side elevation and stairs which lead up to the first floor accommodation.

FIRST FLOOR ACCOMMODATION

LANDING

7'9" x 10'7" (2.38 x 3.23)



A double glazed window to the side elevation, access into the loft via the hatch, a central heating radiator and multiple internal solid oak doors which lead through to;

BEDROOM ONE

9'6" x 15'1" (2.91 x 4.61)



A double glazed window to the side elevation and a central heating radiator.









BEDROOM TWO
8'1" x 14'2" (2.47 x 4.33)



A double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE
6'3" x 17'3" (1.92 x 5.28)



A double glazed window to the front elevation and a central heating radiator.





BATHROOM
5'6" x 11'9" (1.70 x 3.60)



Obscure double glazed window to the side elevation and includes; a close coupled w/c, a vintage pedestal hand basin with gold-effect taps over, a panel bath with gold-effect taps and a shower head attachment over, a fully tiled square mains shower with a glass shower screen, fully tiled floor to ceiling and a central heating radiator.



EXTERIOR

FRONT



To the front of the property there is a driveway with space for parking for a couple of vehicles, a decorative stone border with mature English lavender, a fenced panel to the left hand side, a storm porch over the entrance door and access into the entrance door.

SIDE



To the side of the property there is a decorative stone border that is filled with mature English lavender.



REAR



Accessed via wooden double vehicle gates at the rear or through the external door in the hallway where you will step out onto; steps up to a paved area with space for outdoor seating, a storm porch over the door, a wooden decked area with more space for outdoor seating to the bottom of the garden, a good-sized decorative stone area and perimeter composite fencing to most sides with brick built walls to the rest of the perimeter.







AERIAL PHOTO



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.

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
PONTEFRACT & CASTLEFORD - 01977 791133

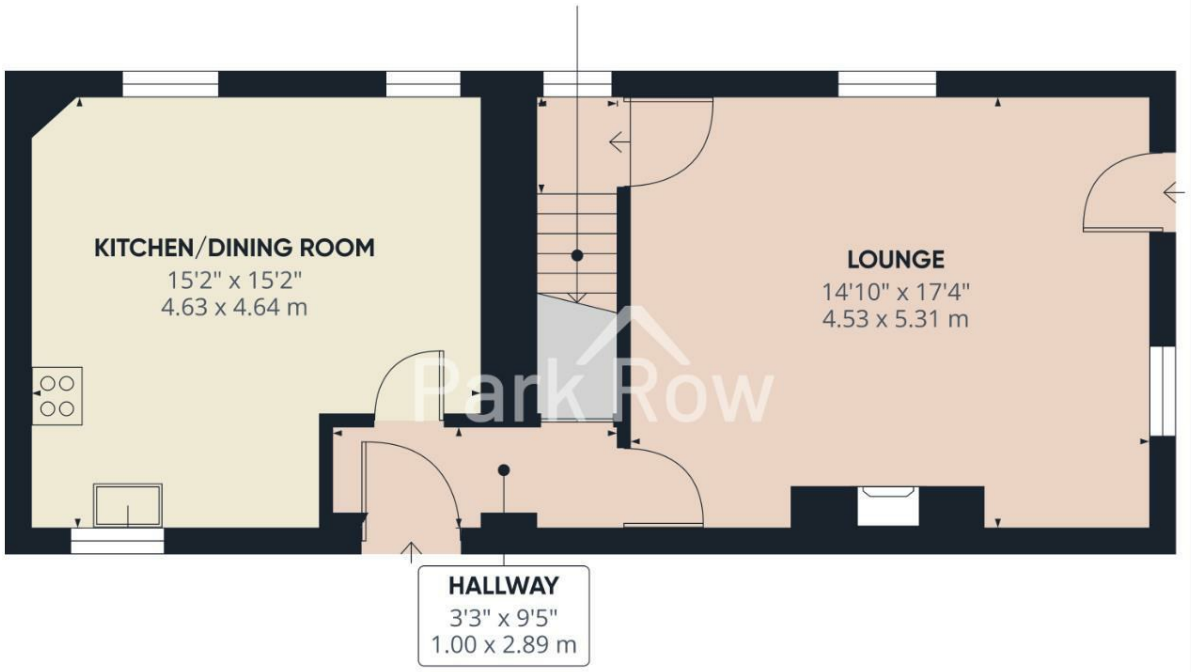
TENURE AND COUNCIL TAX

Tenure: Freehold
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.
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.



Park Row

Approximate total area(1)

527 ft²

49 m²

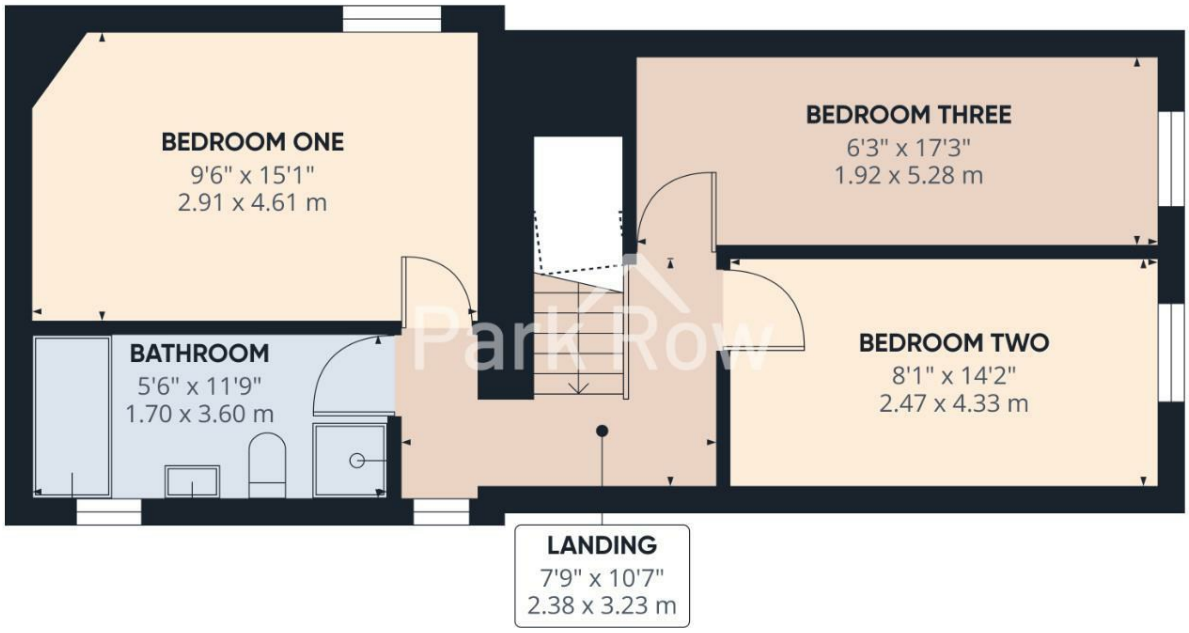
(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 0

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS



Park Row

Approximate total area[1]

490 ft²

45.5 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.

GIRAFFE360

Floor 1

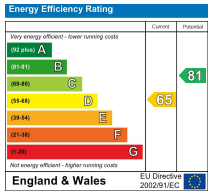
MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

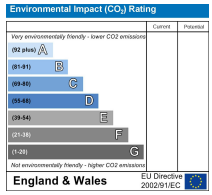












T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS