



TENURE
Freehold.

COUNCIL TAX
Band C (from internet enquiry).

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

N.B
There is a monthly private road charge of £39.48.

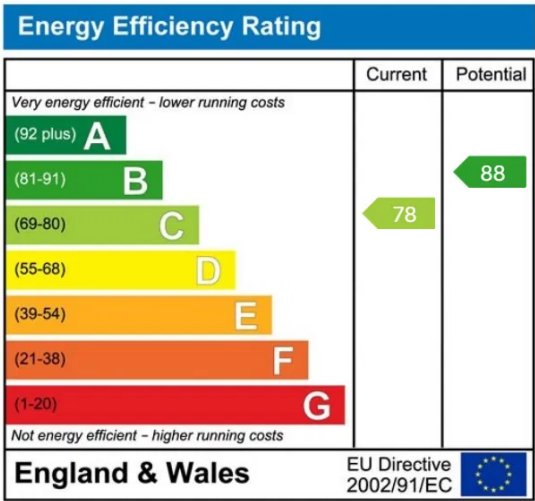
GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

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



Tadcaster ~ 11 Tower Crescent, LS24 9JP

A beautifully presented 3-bedroom 2-bathroom end town house arranged over three floors. Internal inspection strongly recommended

- Stunning open plan kitchen diner with French doors to landscaped garden
- First floor living room and bedroom 3
- Bedroom 1 with en suite shower room
- Double bedroom 2 and separate bathroom
- Fitted wardrobes to two bedrooms
- Gas central heating and double glazing installed
- Delightful, landscaped rear garden with shed

£285,000 PRICE REGION



MISREPRESENTATION ACT

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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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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Property Description

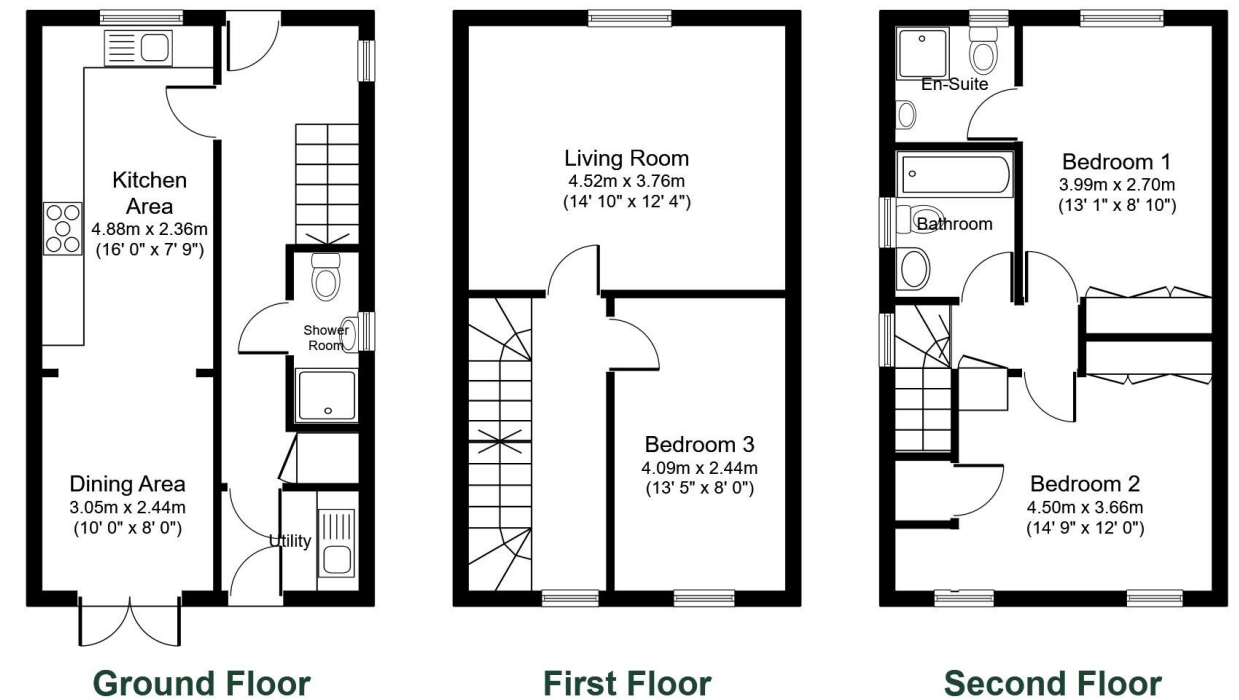
Occupying a cul de sac position near the edge of town, a well-presented and much improved end-town house providing spacious and flexible accommodation arranged over three floors. Offering comfortable and practical living, this home is perfect for those seeking a modern property being close to a range of local amenities.

Inside, the property is tastefully decorated throughout, with a spacious ground floor comprising a well fitted kitchen/dining room. French doors open up to a beautifully landscaped rear garden, with Indian stone paving, patio and lawn, ideal for enjoying the outdoors. The ground floor also features a utility room and a convenient WC.

On the first floor, you'll find a generous lounge, providing a relaxed space to unwind. There is also a bedroom on this floor, which could easily be used as a study or guest room. The second floor is home to a main bedroom with an en-suite shower, along with a second double bedroom and the family bathroom. Both bedrooms have fitted wardrobes.

With gas central heating, double glazing, and a driveway parking space to the front, this property offers all the essentials for modern living. The enclosed rear garden with shed included completes the picture, providing a great spot for outdoor relaxation.

Internal viewing is strongly recommended.



NOT TO SCALE For layout guidance only

