



TENURE

Freehold.

COUNCIL TAX

Band D (from internet enquiry)

SERVICES

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

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 November 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.
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.



Tadcaster ~ 49 Station Road, Tadcaster, LS24 9JR

This substantial mid-terraced property offers approx 2,400 sq. ft. across four floors, presenting an exciting opportunity for those looking to renovate and customise a period home. Enjoying a prominent position in the heart of town, it's conveniently located just a short walk from a variety of amenities and well-regarded schools. The property is offered with no onward chain.

- Substantial mid-terraced period home
- 5 bedrooms arranged over the top two floors
- Two large welcoming receptions rooms
- A wealth of period features throughout
- Generous and usable cellar space with further scope
- In need of full refurbishment and modernisation
- Driveway parking and garage
- Mature gardens to front

£350,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Offered to the open market for the first time in over 30 years, this substantial period home is in need of full modernisation. The accommodation which boasts many original features including timber sash windows in further details comprises:-

To the ground floor, entering through the front porch reveals the original hardwood front door, the spacious entrance hallway welcomes you with its tall ceilings and period features including deep skirting boards, picture rails and an elegant staircase with a striking handrail and spindles. The lounge, with high ceilings and walk-in bay window to the front is both spacious and filled with light, it includes a gas fire set within a marble surround.

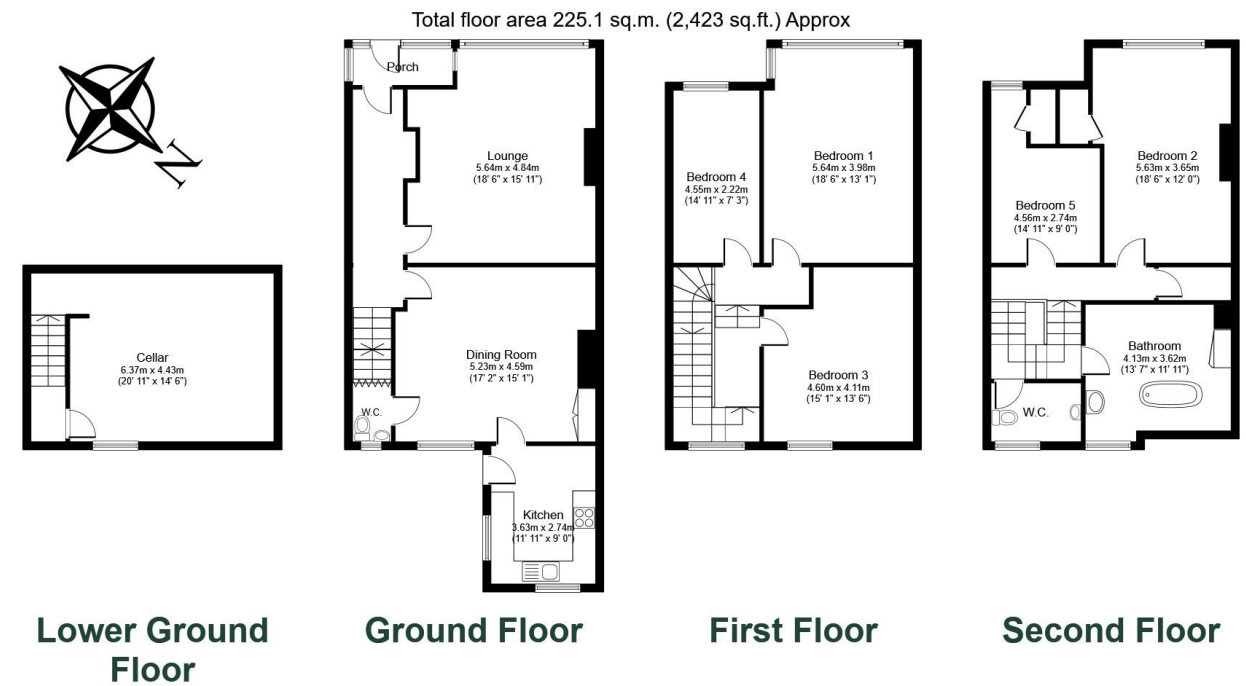
The dining room has a gas fire and built-in storage with pine doors to the side, there is ample space for both dining and entertaining and the room leads nicely into the kitchen which includes a side entrance for easy access to the rear courtyard and driveway parking. There is a downstairs WC and steps down to a substantial cellar room with original stone slabs offering storage and tremendous potential for conversion.

On the first floor, a spacious bedroom with a large walk-in bay window provides views over the front garden and includes a fireplace. Two further bedrooms on this floor enjoy similar period charm.

To the second floor, two spacious double bedrooms each offering useful storage, on the landing area a built-in cupboard. The house bathroom retains its original cast iron bath and pedestal wash basin, there is a separate W.C. off the stairs.

To the outside, one of just four period terraced houses, believed to have been originally built for workers of the local brewery it includes off-street parking to the rear, as well as a single garage, now requiring repair. The front garden is well-maintained with mature borders, there is a pedestrian right-of-way enjoyed by neighbouring properties. There is a further enclosed lawned garden with established perimeter boundary.

This large period home requires a full programme of modernisation and provides a unique opportunity for one to put their own stamp on this generous mid-terraced house located in the well served town of Tadcaster.



NOT TO SCALE For layout guidance only

