

HUNTERS®

HERE TO GET *you* THERE



Fairfield Way

Tadcaster, LS24 9SP

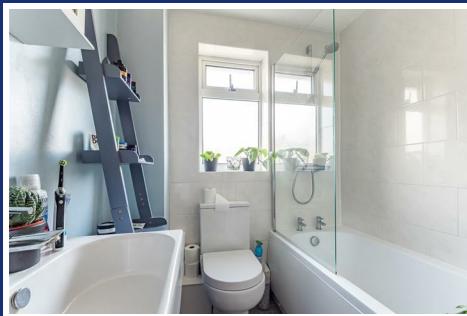
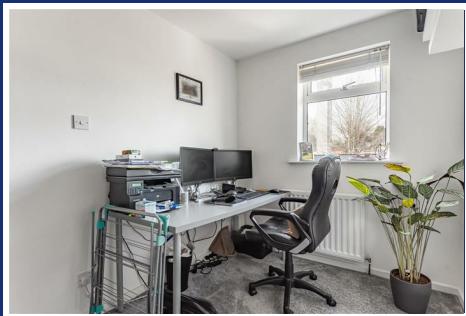
£192,000



16 Fairfield Way

Tadcaster, LS24 9SP

£192,000



Location

Situated in this most popular and extremely well served North Yorkshire market town, which provides an excellent range of amenities and facilities to include shops, primary and secondary schools, sports and health facilities. The property is also conveniently located for access to Leeds and York City centres with the nearby A64 and A1/M1 link road providing swift and convenient commuting through Yorkshire and beyond.

Directions

Leave Wetherby via the A1M and take the first exit sign posted Boston Spa. Proceed through the village and upon entering Tadcaster, take the third turning right where the road bends to the left onto Station Road. Continue for some distance before taking the second turning onto Fairfield Road, where property is located on the right hand side, identified by our Hunters 'For Sale' board.

LIVING ROOM

12'1" x 13'1" (3.69 x 3.99)

External door entrance into the spacious living room. Window to the front and radiator. Engineered flooring. Stairs to the first floor landing.

KITCHEN DINING ROOM

8'10" x 12'1" (2.68 x 3.69)

Fitted with a range of wall and base units with plumbing for a washing machine. 4 ring gas hob and electric oven. Extractor hood. Tiled wall and floor. Radiator. Engineered flooring. Two windows to the rear aspect.

STAIRS TO FIRST FLOOR LANDING

0'0" x 0'0" (0 x 0)

Stairs lead to the first floor landing with access to the loft, built in storage cupboard and doors to bathroom and bedrooms.

BEDROOM ONE

11'1" x 12'1" (3.38 x 3.69)

A spacious bedroom with window to the front aspect and radiator.

BEDROOM TWO

7'2" x 12'0" (2.19 x 3.66)

Window to the rear aspect and radiator.

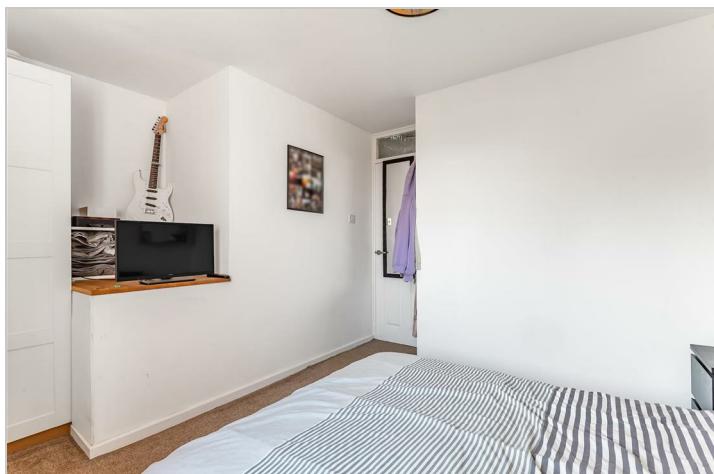
BATHROOM

A suite consisting of a paneled bath with shower over, low level flush WC and a wash basin in vanity unit. Tiled floor and walls. Window to the rear aspect.

GARDEN

At the front of the property is a lawned area and paved pathway. At the rear there is an enclosed garden laid with fence boundary, gated access and lawn with paved patio area.

The property also offers car parking space to provide off street parking for one car.



Road Map



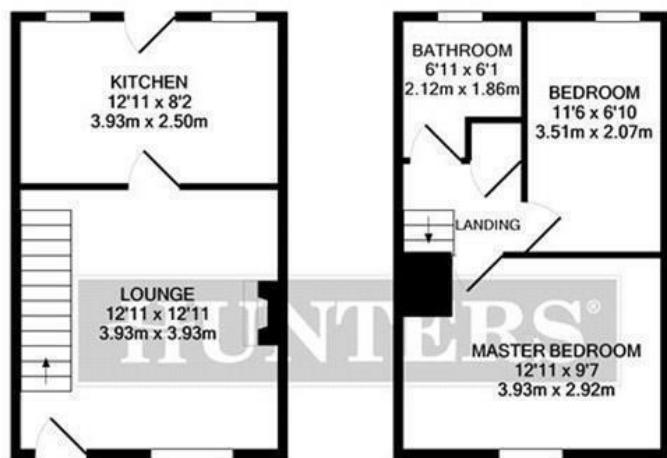
Hybrid Map



Terrain Map



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.8 SQ.M.)

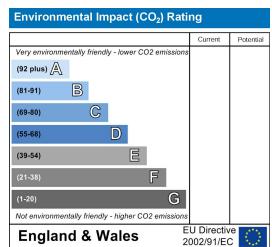
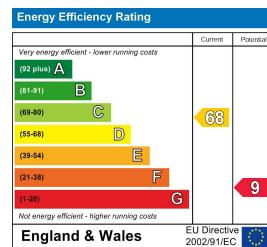
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.