



ST. JOSEPHS  
STREET,  
TADCASTER, LS24  
9HA  
£175,000  
3 Bedroom House  
EPC Rating:

LINLEY &  
SIMPSON

An excellent opportunity to acquire a modern three bedroom terrace property situated close to the town centre within level walking distance of schools, public transport, shopping and sporting facilities.

This Victorian terrace property benefits from tasteful, neutral decor and comprises: sitting room, open plan dining/kitchen, three good sized double bedrooms, bathroom with separate shower, rear courtyard garden and useful outbuilding.

Early viewing advised to avoid disappointment.

## **GROUND FLOOR**

### **SITTING ROOM 13'9" x 11'8" (4.18 x 3.56)**

Double glazed window to front, stone effect fireplace with log burner, television point, wall light points, coving to ceiling and central heating radiator.

### **DINING ROOM 13'9" x 11'8" (4.18 x 3.56)**

Double glazed window to rear, wood effect fireplace with log burner, built in cupboard, under stairs storage cupboard and central heating radiator.

### **KITCHEN 7'9" x 11'4" (2.36 x 3.46)**

Fitted wall and base units with work surfaces over, one and half bowl sink unit, built in electric oven and hob, space for washing machine, space for dishwasher, laminate flooring, part tiled walls, double glazed window to side and double glazed door to side.

## **FIRST FLOOR**

### **LANDING**

Doors leading to first floor rooms.

### **BEDROOM ONE 18'1" x 11'8" (5.52 x 3.56)**

Two double glazed windows to front, Victorian fire surround, telephone point, television point, laminate flooring and central heating radiator.

### **BEDROOM TWO 8'6" x 14'9" (2.58 x 4.48)**

Double glazed window to rear, fitted wardrobes with mirror front sliding doors, television point and central heating radiator.

### **BEDROOM THREE 8'10" x 9'2" (2.70 x 2.80)**

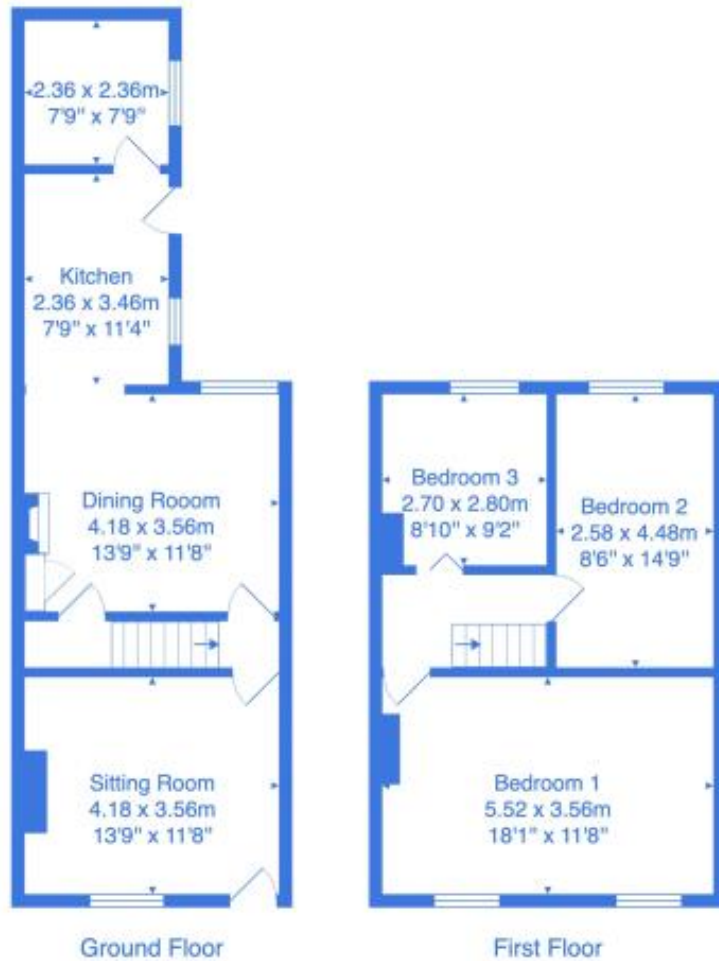
Double glazed window to rear, television point, gas boiler, Victoria fire surround and central heating radiator.

## **BATHROOM**

White four piece suite comprising panelled bath, step in shower cubicle, low level WC, hand wash basin, tiled walls, central heating radiator and double glazed window to side.







Total Area: 93.4 m<sup>2</sup> ... 1006 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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