

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

10 Meadow Way

Tadcaster, LS24 8NA

£300,000

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A 3 BEDROOM DETACHED HOUSE SET IN A CUL-DE-SAC POSITION CLOSE TO THE CENTRE OF THIS POPULAR MARKET TOWN WITH EASY ACCESS TO YORK, LEEDS AND THE A1. The property provides bright and well presented living space with the benefit of gas central heating and upvc double glazing and comprises entrance hall, large living room with bay window, spacious dining kitchen with modern fitted units and French doors to garden, landing, 3 bedrooms (2 with fitted wardrobes, bathroom/w.c with large walk in shower. Front garden with driveway. Small private garden to rear. An internal viewing is recommended.

Hallway
Entrance door, stairs to first floor. Door to

Lounge
18'5" x 11'7" (5.63m x 3.55m)
Bay window to front, ceiling cornicing, feature Adam style fireplace. Door to

Kitchen/Dining Room
16'2" x 10'9" (4.94m x 3.28m)
Modern fitted units comprising base and wall units, work surfaces, built in electric oven and gas hob with extractor above, window to rear, built in cupboard, dining area with French doors to rear garden. Solid wood flooring

Landing
Window to side, linen cupboard. Door to

Bedroom 1
9'4" x 8'7" (2.86m x 2.62m)
A good sized double room with window to rear and built in wardrobes

Bedroom 2
12'10" x 8'7" (3.92m x 2.62m)
Double sized bedroom with window to front and built in wardrobes

Bedroom 3
9'8" x 6'5" (2.95m x 1.98m)
Good sized single bedroom with window to front







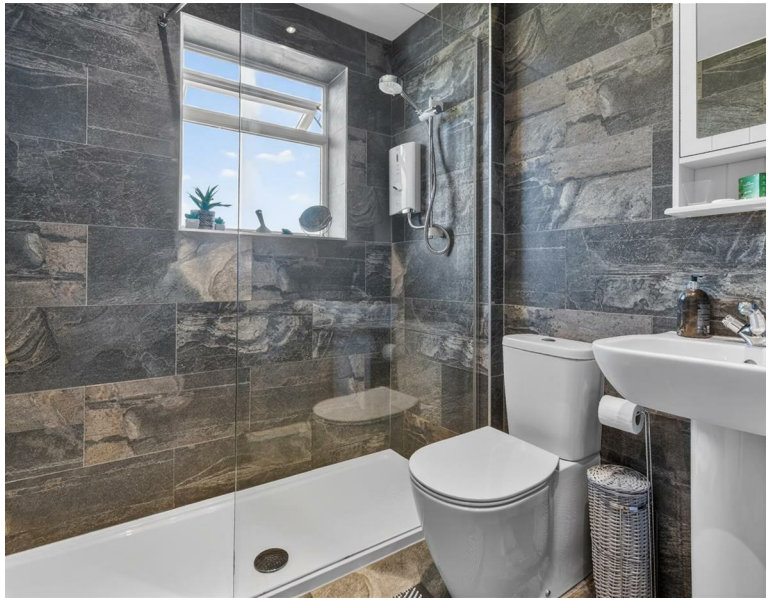












Shower Room

6'9" x 6'5" (2.06m x 1.96m)

Large walk in shower, wash hand basin and w.c., window to rear, fully tiled walls

Outside

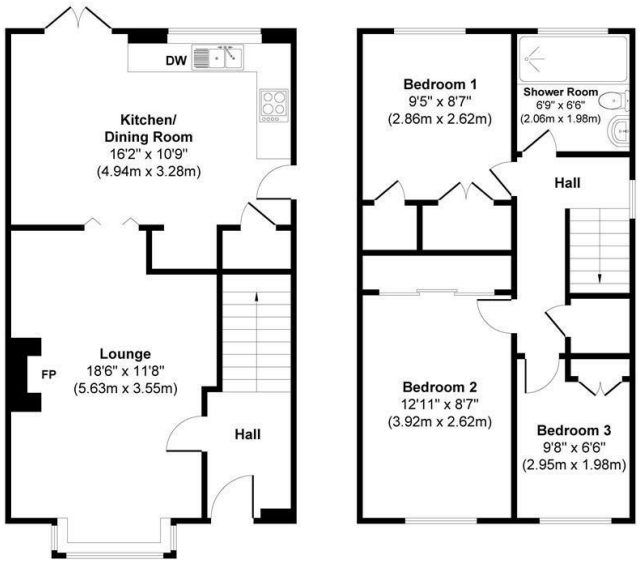
Front garden with driveway. Small but private rear garden with patio area, lawn, flower beds with shrubs and bushes, two timber sheds

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

FLOOR PLAN

Approx. Gross Internal Floor Area 876 sq. ft / 81.42 sq. m

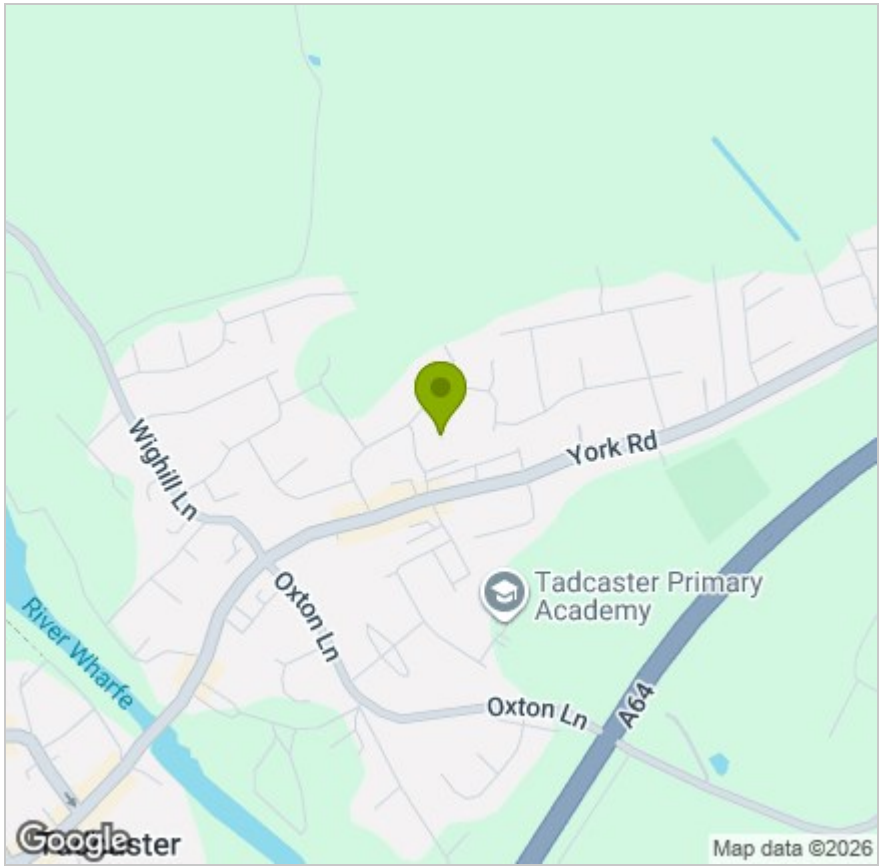


Ground Floor
Approximate Floor Area
453 sq. ft
(42.10 sq. m)

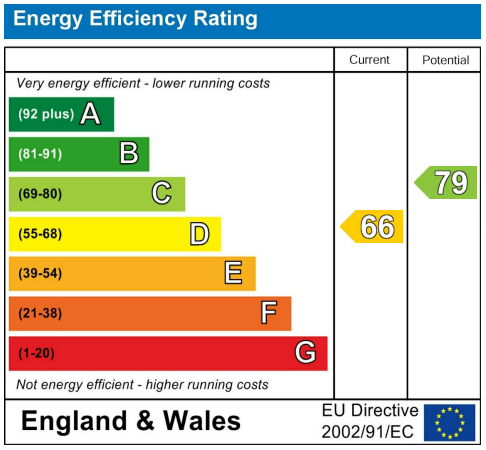
First Floor
Approximate Floor Area
423 sq. ft
(39.32 sq. m)

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LOCATION



EPC



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