

**9 WEST MOUNT, TADCASTER,
NORTH YORKSHIRE, LS24 9LB
Offers in the region of £425,000**



- Detached
- 3 bedroom
- Extensive rear garden
- Garage
- Cul-de-sac Location
- Tadcaster Grammar School Catchment

**malcolm
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Description

Three-bedroom detached property set in a cul-de-sac location in the popular market town of Tadcaster. The property is a perfect family home in need of modernisation and ready for someone to put their own stamp on it with scope to further extend.

The property has a gated, paved driveway leading to a stepped front entrance and garage with a small front garden and side gated access to the extensive rear gardens.

The ground floor has front and back carpeted lounges both of which benefit from bay windows. Accessed off the entrance hall there is a small toilet and wash basin which extends into the garage with the kitchen being at the rear leading to a utility room which has internal access to the garage as well as a door to the rear gardens.

At first floor level there is a house bathroom, two large double bedrooms as well as a single bedroom and small storage cupboard.

The property is served by a Worcester gas fired central heating boiler.

Accommodation

Approx dimensions;

Sitting Room – 3.63m x 4.1m

Lounge – 4.28m x 4.1m

Kitchen – 4.0 m x 3.08m

Utility – 2.41m x 2.71m

Toilet – 0.98m x 2.04m

Bedroom 1 – 4.13m x 4.35m

Bedroom 2 – 4.13m x 3.64m

Bedroom 3 – 2.02m x 2.57m

Bathroom – 2.02m x 2.58m

Garage – 4.98m x 2.46m

Council Tax – Band E

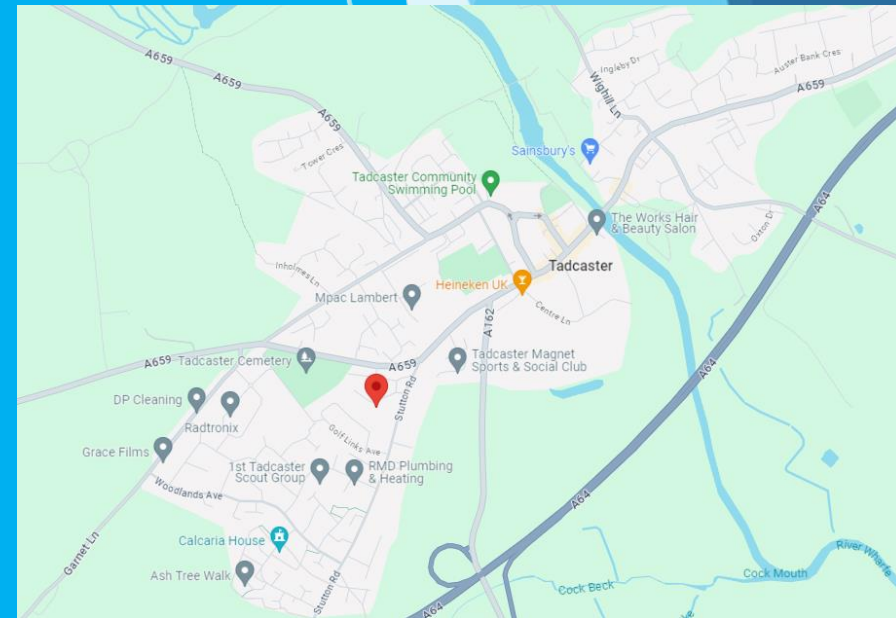
Tenure – Freehold

Terms – Offers in the region of £425,000

Viewing - Strictly by appointment
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared April 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.