



2 Sunflower Cottages, Leeds Road, Toulston, Tadcaster, LS24 9NA

This superb three bedroom semi-detached Victorian cottage has been tastefully renovated and upgraded blending period features with contemporary creature comforts in a convenient semi-rural setting close to Tadcaster and the A64. NO ONWARD CHAIN

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2 Sunflower Cottages, Leeds Road, Toulston, Tadcaster, North Yorkshire, LS24 9NA

Guide Price: £395,000

- Tastefully renovated cottage
- Two reception rooms
- High quality kitchen
- Three family bedrooms
- Luxury house bathroom
- Excellent gardens to three sides
- Driveway and useful outbuilding



General remarks

Originally an estate house relating to Tadcaster Grammar School this pretty semi-detached cottage with limestone elevations and a clay tiled roof benefits from high quality replacement double glazed timber sash windows and casements, LPG fuelled heating and remarkable carved gargoyles and quoins.

The renovated accommodation reveals high quality floorcoverings and tasteful interior design to a deceptively spacious layout over two floors - circa 1100 sqft in all. A central hall leads to an elegant sitting room with front bay overlooking lawned gardens and a feature chimney breast with multi fuel stove.

There is also a separate dining room and study which also doubles as a third / guest bedroom. The kitchen boasts a high-quality range of modern worksurfaces, fitted cabinets and a separate walk in pantry as well as a ground floor cloakroom / wc .

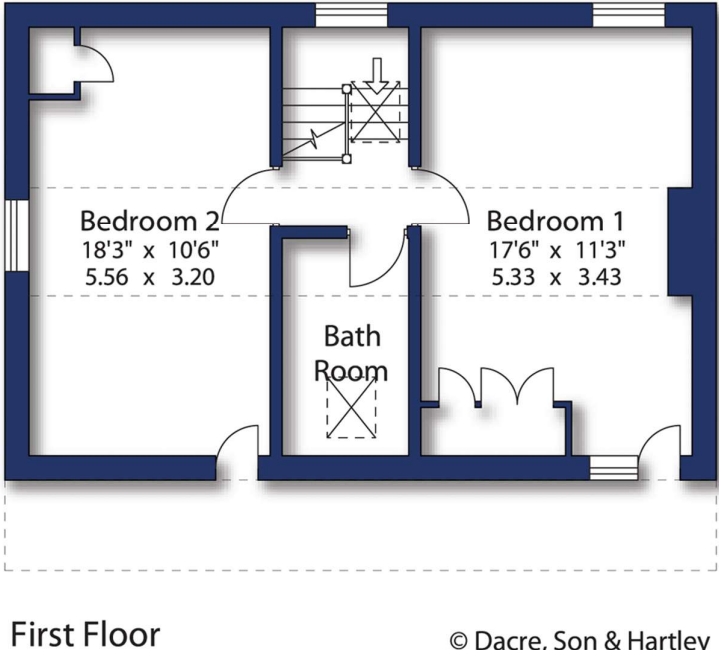
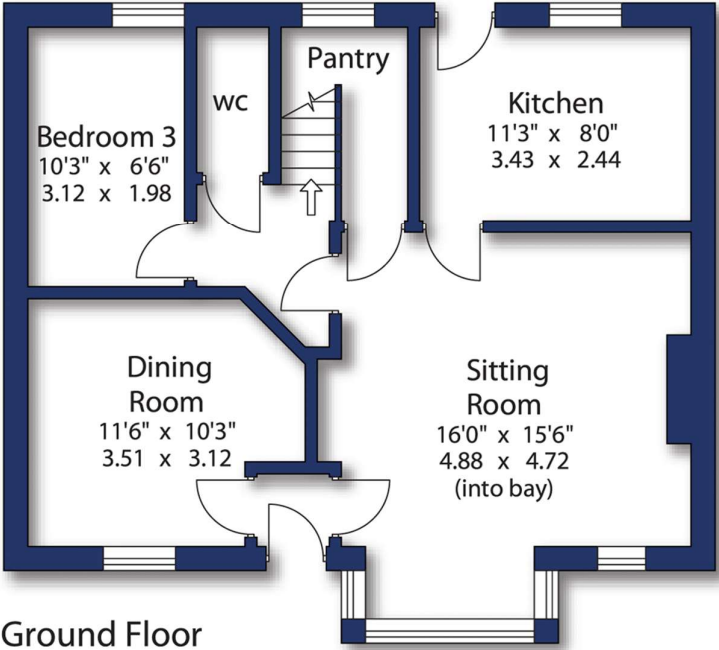
Two excellent double bedrooms with vaulted ceilings and eaves storage are served by a luxury house bathroom with walk in shower enclosure.

A generous double width side gravelled driveway provides excellent visitor car parking alongside front lawned gardens and a hard landscaped rear garden which backs onto the grounds of Tadcaster Grammar School.

There is also useful semi-detached storeroom with electricity and water (10' x 8'6 overall and divided into three separate rooms).

This is a delightful location with open farmland opposite and one of the County's foremost schools to the rear. An excellent range of amenities can be found in both Tadcaster and Wetherby and the A64 provides excellent road links to Leeds and York.

Floorplans



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Contact us



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Directions

Proceeding from the A64 towards Tadcaster on the A659 take the second turning left towards Tadcaster Grammar School and the property is located just after the school entrance on the left hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains drainage, electricity and water
- Parking on ide driveway

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