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FOR SALE  
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1 Rudgate Park, , Thorp Arch LS23 7EJ  
£225,000 | Freehold

maxwell hodgson  
estate agents



**NEW INSTRUCTION** This 3 bedroom semi detached house is an ideal first time buy, investment or down size. Conveniently situated in this popular location within a short driving distance of Wetherby, Tadcaster and excellent transport links. The property benefits from gas central heating, PVCu double glazing and a good sized garden, occupying a corner plot. Offered with immediate vacant possession the accommodation includes sitting room, dining room and kitchen. Ground floor WC, 3 bedrooms and bathroom. Garage and gardens. Early viewing recommended. EPC band C

### **Covered Entrance Porch**

Access to meter cupboard - gas and electric. PVCu door to:

### **Entrance Hall**

Two storage cupboards, radiator. Stairs off to first floor.

### **WC**

WC and wash hand basin with vanity surround.

### **Sitting Room**

PVCu bow window to front, PVCu window to side, radiator.

### **Dining Room**

Patio doors opening to the rear garden

### **Kitchen**

Fitted with base and wall units, work surfaces with one and a half bowl sink and drainer, Space for cooker, washing machine and fridge.

### **First Floor**

### **Landing**

Storage cupboard, Access to loft space. Large walk in cupboard housing the gas central heating boiler and hot water cylinder.

### **Bedroom One**

PVCu window to rear, Storage cupboard, radiator.

### **Bedroom Two**

PVCu window to front. Radiator.

### **Bedroom Three**

PVCu window to rear. Radiator.

### **Bathroom**

White panelled bath with independent electric shower over. Wash hand basin, WC, radiator.

### **Outside**

### **Garage**

Situated in a block to the side - Garage No 1. Up and over door.

### **Front Garden and Parking**

Lawns to front, additional parking space.

### **Rear Garden**

The property occupies a corner plot and so has an excellent sized garden to the rear and side. Patio rear lawns, summer house and aluminium greenhouse. Concrete sectional shed and additional good quality wooden store/ possible outside office.

### **Council Tax**

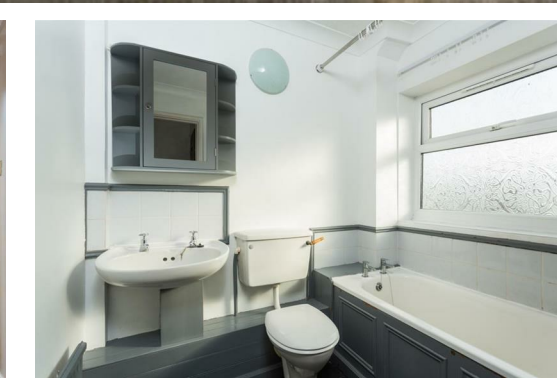
We understand the property is in council tax band B.

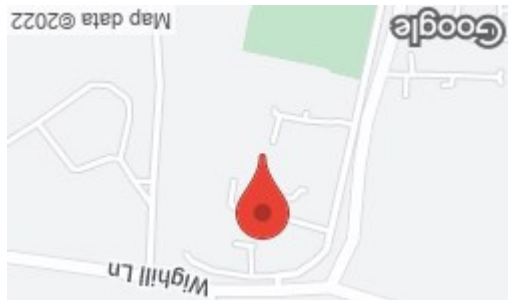
### **Services**

All mains services connected.









The property can be approached from the direction of Wetherby by taking Walton Road which becomes Wetherby Road into Walton turning right into Walton Road and then left into Grange Avenue and right into Rudgate Park.

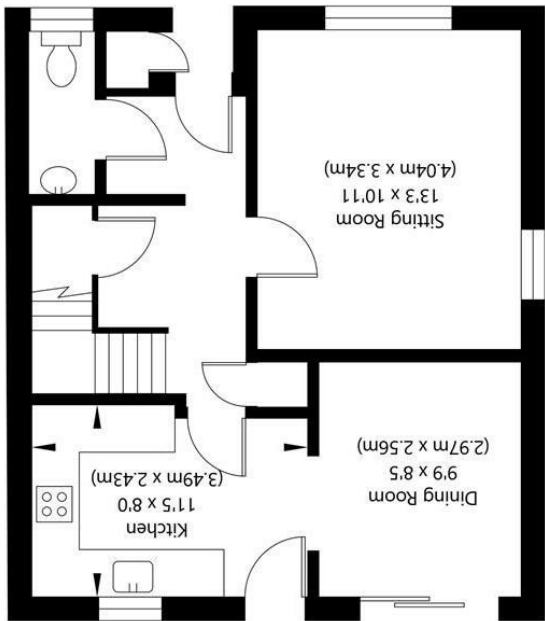
**Directions**



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 938 SQ FT / 87.17 SQ M - (Excluding Store and Office)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Ground Floor  
 APPROX. 460 SQ FT / 42.73 SQ M  
 GROSS INTERNAL FLOOR AREA



First Floor  
 APPROX. 478 SQ FT / 44.44 SQ M  
 GROSS INTERNAL FLOOR AREA

