

...Your proactive estate agent



**Ryther Road, Ulleskelf, Tadcaster, LS24 9DY**

**Asking Price £200,000**

**Park Row**



## Lounge

This bright and inviting lounge features a soft carpeting, creating a cosy atmosphere. Two large windows allow plenty of natural light to flood the room, highlighting the neutral walls and contemporary decor. A comfortable sofa faces a stylish electric fireplace, flanked by built-in shelving units that add an elegant touch and provide practical storage space. The room flows seamlessly into the dining area, enhancing the open-plan feel.



## Dining Area

The dining area complements the open-plan lounge and kitchen, featuring a simple wooden dining table with four chairs positioned beside two large windows dressed with warm curtains. This space benefits from ample natural light and connects comfortably to both the lounge and kitchen, making it ideal for family meals and entertaining.



## Kitchen

The kitchen is thoughtfully designed with a practical layout, featuring cream-coloured cabinets topped with marble-effect work surfaces and a tiled backsplash. Integrated appliances include a built-in oven and a four-burner gas hob with an extractor hood above. A large window over the stainless steel sink brings in natural light, while a patterned vinyl floor adds a modern touch and durability to the space.



## Bathroom

This well-appointed bathroom features a modern white suite with a deep bathtub and a separate shower enclosure. The walls are finished in a light, neutral tone that complements the practical flooring. A sleek, wall-hung vanity unit with an inset basin provides storage, while a tall heated towel rail adds comfort and convenience.



## Bedroom One

The master bedroom is a relaxing retreat with a soft carpet underfoot and a feature wall with vertical panel detailing behind a large upholstered bed. Neutral curtains frame a sizeable window that floods the room with natural light. Matching bedside tables with lamps add symmetry and style, while the overall decor remains warm and welcoming.



## Bedroom Two

This comfortable bedroom features a double bed dressed in neutral linens with matching cushions and a beige bed runner. A wardrobe and a small dressing table provide storage and practicality. Soft carpeting and light-coloured

walls create a calming atmosphere, complemented by a window that lets in natural light.

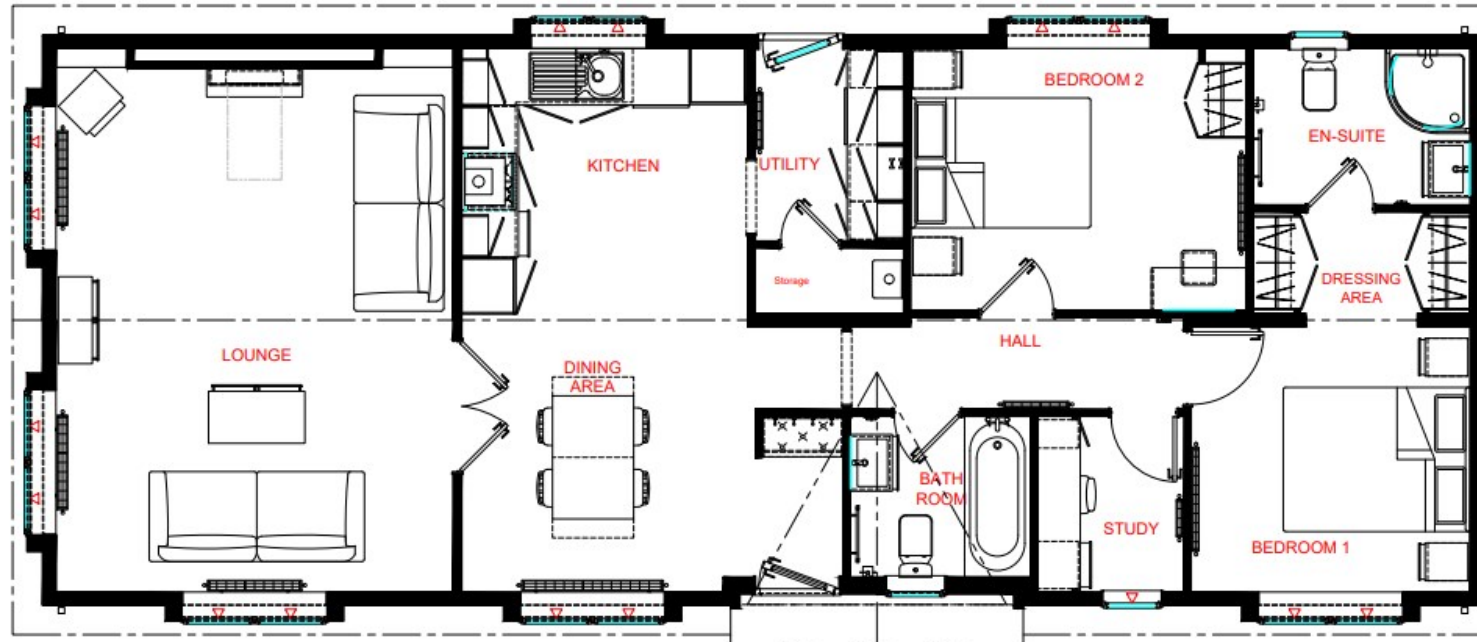


## Front Exterior

**15.240m x 6.012m (50'-0" x 20')**

The exterior presents a modern, single-storey home with a pitched roof and a clean white facade accented by dark window frames and cladding. Steps lead up to a covered entrance, and the front garden is neatly maintained with a lawn and low shrubs, offering a welcoming and attractive first impression.





**OMAR**  
PARK & LEISURE HOMES  
London Road, Brandon, Suffolk, IP27 0NE  
Phone: 01842 810673 - Fax: 01842 814328

**PARK OWNER, APPROXIMATE DIMENSIONS**  
Please note that the following overhang dimensions will need to be considered in order to comply with the spacing requirements of the 'Model Standards - 1989' on your park.  
Overall Wall Length Including Cladding = 15.240m  
Overall Wall Width Including Cladding = 6.012m  
Overall Wall Length Including Roof & Windows = 15.744m  
Overall Wall Width Including Roof & Windows = 7.028m  
Maximum Transport Width = 3.564m  
Maximum Transport Height = 4.400m

15.240m x 6.012m (50'-0" x 20')

Image 2DB Utility & Study

Omar Park Homes Ltd Std Plan 5001

| No: | Revision: | Date: | Date:                                            |      |
|-----|-----------|-------|--------------------------------------------------|------|
|     |           |       | Scale:                                           | 1:50 |
|     |           |       | Drawn By:                                        |      |
|     |           |       | Drawing No:                                      |      |
|     |           |       | This home is designed in accordance with BS 3632 |      |

T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

**Park Row**

T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

