

...Your proactive estate agent



Ryther Road, Ulleskelf, Tadcaster, LS24 9DY

Asking Price £200,000

Park Row



Living/Dining Room

15.240m x 6.012m (50' x 20')

This inviting living and dining area is bright and spacious, with large windows that fill the space with natural light. Soft grey walls and carpeting create a calm backdrop for the room, complemented by mustard and grey curtains that add a cheerful touch. Two comfortable sofas are arranged around a light wood coffee table, making a perfect spot for relaxation. The dining area features a solid wood table with four chairs, positioned near the windows for an airy feel, seamlessly connecting to the kitchen space beyond.



Kitchen

15.240m x 6.012m (50' x 20')

The kitchen is modern and practical, featuring a U-shaped layout that maximises work space. Soft grey cabinetry sits beneath light wood effect countertops, paired with stainless steel appliances including a built-in oven, gas hob with extractor hood, and an integrated fridge-freezer. A large window above the sink allows plenty of daylight in, while recessed ceiling lights add brightness. The kitchen flows naturally to the dining area, making it ideal for social cooking and entertaining.



Bedroom One

This comfortable double bedroom is decorated in soft neutral tones with a calming grey feature wall behind the bed. The bed is dressed with white linens and accented with mustard and floral cushions and throws that add warmth and a pop of colour. Beside the bed is a matching bedside table with a lamp, while opposite, storage is provided in a combination of wardrobes and drawers. A window dressed with floral curtains fills the room with natural light.



Ensuite Shower Room

This well-appointed shower room features a curved glass shower enclosure, a vanity sink unit with storage below, and a toilet. Light flooring and walls in neutral tones create a fresh and clean atmosphere, complemented by a window allowing natural light to brighten the space.



Bedroom Two

This comfortable double bedroom is decorated in soft neutral tones with a calming grey feature wall behind the bed. The bed is dressed with white linens and accented with

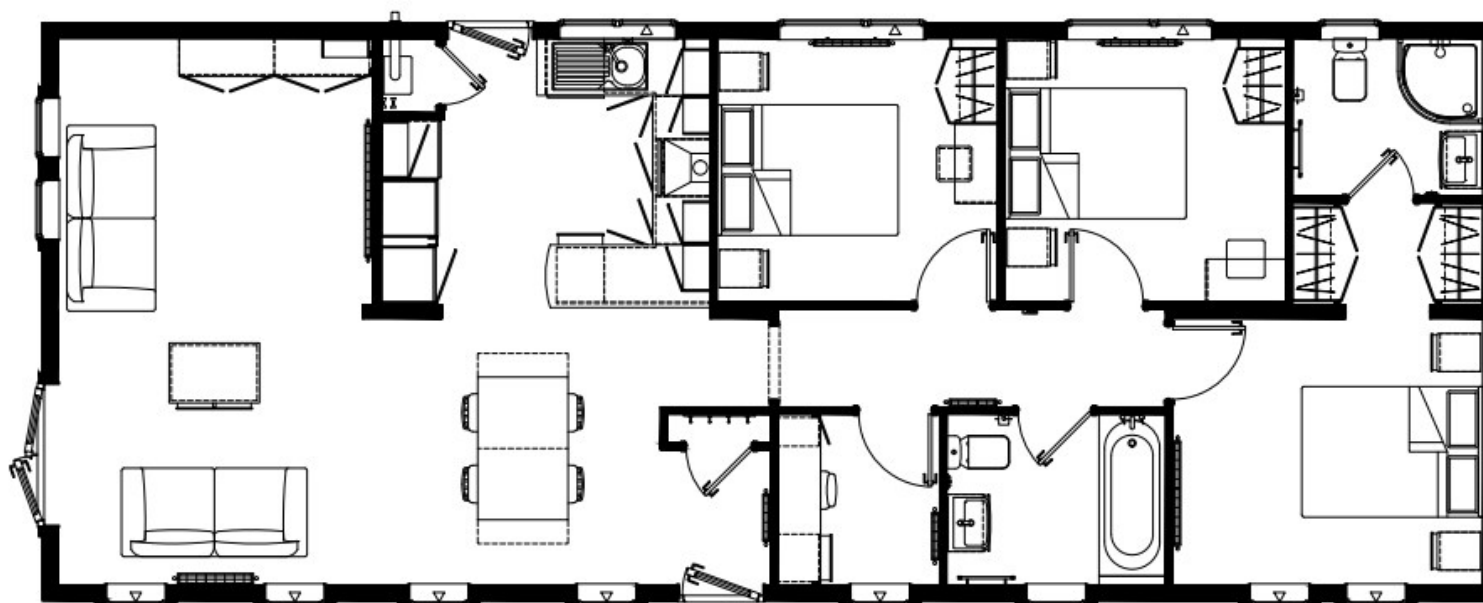
mustard and floral cushions and throws that add warmth and a pop of colour. Beside the bed is a matching bedside table with a lamp, while opposite, storage is provided in a combination of wardrobes and drawers. A window dressed with floral curtains fills the room with natural light.



Bathroom

The main bathroom is fitted with a bath and shower, a wash basin with storage beneath, and a toilet. The pale flooring and neutral walls contribute to a crisp and airy feel. A window provides natural daylight to the room, enhancing the overall light and fresh ambiance.





OMAR
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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 - 2008' on your park.
Overall Wall Length Including Roof & Windows = 15.790m
Overall Wall Width Including Roof & Windows = 7.074m
Maximum Transport Width = 3.567m
Maximum Transport Height = 4.400m

15.240m x 6.012m (50' x 20')
Newmarket 3DB Study
Omar Park Homes Ltd Std Plan 5401
Overall Wall Dimensions - 15.345m x 6.117m (50'-5" x 20'-1")

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

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