

Park Rôw



Barley Horn Road, Ulleskelf, Tadcaster, LS24 9DP

Offers In Excess Of £150,000



NON STANDARD CONSTRUCTION - CASH BUYERS OR SPECIALIST MORTGAGES ONLYSEMI DETACHED***THREE BEDROOMS***CONSERVATORY***GARAGE & PARKING***OUTBUILDINGS***OPEN VIEWS TO THE REAR*NO UPWARD CHAIN**

Nestled on Barley Horn Road in the charming village of Ulleskelf, Tadcaster, this semi-detached house presents an excellent opportunity for cash buyers or those seeking specialist mortgages. The property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. Upon entering, you will find a welcoming reception room that offers a comfortable area for relaxation and entertaining. The addition of a conservatory enhances the living space, providing a bright and airy environment that is perfect for enjoying the garden views throughout the seasons. The property also features a garage, adding convenience for parking or additional storage. While it is important to note that this home is of non-standard construction, it offers a unique character and potential for those willing to invest in its charm. Ulleskelf is a delightful village with a strong sense of community, and it is conveniently located for access to nearby amenities and transport links. This property is a fantastic opportunity for those looking to create a home tailored to their needs in a picturesque setting. Do not miss the chance to view this unique offering.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a double glazed entrance door with obscure glass panel within and glass side panel which leads into:

ENTRANCE HALLWAY

6'10" x 11'3" (2.10 x 3.43)

Stairs leading up to the first floor accommodation, central heating radiator, built in storage cupboards and has internal doors which lead into;

LOUNGE

10'10" x 23'2" (3.31 x 7.08)



Double glazed window to the rear elevation, central heating radiator, gas fire set within a marble hearth with wooden surround, built in alcoves with built in shelves and cupboards, a door which leads into storage cupboard and a further double doors which lead into;

CONSERVATORY

10'6" x 12'0" (3.21 x 3.66)



Double glazed windows to all sides with dwarf brick wall, polycarbonate flat roof, central heating radiator and external double glazed patio doors which leads out into the garden.

KITCHEN

6'10" x 12'2" (2.10 x 3.71)



Double glazed window to the front elevation, wall and base units on a wooden finish with roll edge laminate worktops and tiled splashbacks, one and a half stainless steel drainer sink with chrome mixer tap over, five ring gas hob with built in extractor fan above, built in electric oven, space for under counter fridge, space and plumbing for a dishwasher, central heating radiator and has a double glazed external door with glass panel inserts which leads into:

COVERED PORCH

13'0" x 3'7" (3.97 x 1.11)

Has a polycarbonate roof and has internal doors which off to separate outbuildings and has double glazed external doors which lead to both the front and rear elevations.



UTILITY

7'10" x 6'11" (2.41 x 2.13)

Accessed via a door from the covered porch and has space and plumbing for a washing machine, space for tumble dryer, single stainless steel drainer sink with chrome tap over and a single glazed window to the rear elevation,

GARAGE

17'7" x13'1" (5.36 x3.99)

Can be accessed from the up and over door or a door from the enclosed porch and has power and lighting. A double glazed window to the rear elevation together with an external door which leads into the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

6'9" x 8'7" (2.07 x 2.64)

Double glazed window to the front elevation, loft access and has internal doors leading off:

BEDROOM ONE

10'10" x 12'6" (3.32 x 3.83)



Double glazed window to the rear elevation, central heating radiator and has built in wardrobes in a cream finish to one wall with built in dressing table and has over the bed storage cupboards and bedside tables.



BEDROOM TWO

10'11" x 10'5" (3.33 x 3.20)



Double glazed window to the rear elevation, central heating radiator and has built in wardrobes in a white finish with built in dressing table to one wall.



BEDROOM THREE

6'9" x 10'4" (2.08 x 3.15)

Double glazed window to the front elevation and a central heating radiator.

SHOWER ROOM

6'9" x 6'0" (2.06 x 1.83)



Obscure double glazed window to the side elevation and has a white suite comprising: walk in shower with mains shower above and glass shower screen, pedestal handbasin with chrome tap over, close coupled w/c, central heating radiator, wet walling to the shower area and is tiled around the washbasin/w.c area and also had tiled shelves.

EXTERIOR

FRONT



To the front of the property is a paved driveway with space for parking and leads to the garage. A paved footpath leads to the front entrance door, the rest is mainly laid to lawn with perimeter hedging/fencing.

REAR



Can be accessed via the door from the garage, door in the covered porch or the patio doors in the conservatory where you will step out onto: a paved area surround be a low brick wall with space for seating, hard standing with space for a greenhouse, the rest is mainly laid to lawn with views over open fields and has perimeter fencing to all sides.



Accessed via the door from the covered porch or the patio doors in the conservatory where you will step out onto: a paved area with space for seating with low level wall surrounding, paved area with space for a greenhouse, the rest is mainly laid to lawn with some established trees/shrubs, perimeter fencing/hedging to all side and lovely open views across the fields.

VIEW AT THE REAR



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: LPG

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This

includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

Park Row



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Approximate total area⁽¹⁾
1316 ft²
122.3 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-88) C			
(84-88) D			
(79-84) E			
(74-79) F			
(69-74) G			
Not energy efficient - higher running costs		70	
EU Directive 2002/91/EC		35	
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(21-54) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions		35	
England & Wales			