

# Park Row

The proactive estate agent



## Back Lane, Barkston Ash, Tadcaster, LS24 9PL

£600,000



SUSTANTIAL DETACHED PROPERTY IN A VILLAGE LOCATION\*\*FOUR BEDROOMS\*\*ENSUITE TO BEDROOM ONE\*\*LOUNGE/DINING ROOM\*\*CONSERVATORY\*\*UTILITY & DOWNSTAIRS W/C\*\*FAMILY ROOM\*\*SUBSTANTIAL GARDENS\*\*GARAGE & PARKING\*\*SOLAR PANELS\*\*AIR SOURCE HEAT PUMP\*\*EV CHARGING POINT\*\*NO UPWARD CHAIN\*\*

Nestled in the charming village of Barkston Ash, Tadcaster, this substantial detached house offers an impressive 2,370 square feet of living space, perfect for families seeking both comfort and style. With four well-proportioned bedrooms, including a en-suite to the master bedroom, this property is designed to cater to modern living. The heart of the home is a spacious lounge and dining room, ideal for entertaining guests or enjoying family gatherings. Natural light floods the space, creating a warm and inviting atmosphere. Additionally, a delightful conservatory provides a tranquil spot to relax and enjoy views of the surrounding garden. The property boasts four reception rooms, allowing for versatile use of space. Whether you envision a home office, playroom, or additional living area, the options are plentiful. The well-equipped utility room adds convenience to daily chores, making this home both practical and functional. Set in a picturesque village location, this detached house combines the best of rural living with easy access to local amenities. It is an ideal choice for those looking to settle in a peaceful community while still being within reach of Tadcaster's vibrant offerings.

In summary, this remarkable property presents an excellent opportunity for anyone seeking a spacious family home in a delightful village setting. Do not miss the chance to make this house your new home.

**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!**



FEDERATION  
OF INDEPENDENT  
AGENTS

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Has a good sized storm porch over with lighting and the entry is through a double glazed entrance door with glass panel inserts and two glass side panels which leads into:

### ENTRANCE HALLWAY

5'8" x 12'1"



Stairs with a wooden balustrade and spindles which leads up to the first floor accommodation, central heating radiator, understairs storage space and internal doors which lead into:

### DOWNSTAIRS W/C

3'6" x 3'4"



Obscure double glazed window to the front elevation and has a white suite comprising: close coupled w/c, pedestal handbasin with chrome tap over and a central heating radiator.

## DINING ROOM

11'1" x 12'0"



Double glazed window to the front elevation, broadband point, central heating radiator and an open archway which leads into:



**LOUNGE**  
18'9" x 15'1"



Two central heating radiators, open fire set on a marble hearth with wooden surround, an internal door which leads back into the entrance hallway and a double glazed patio door which leads into:

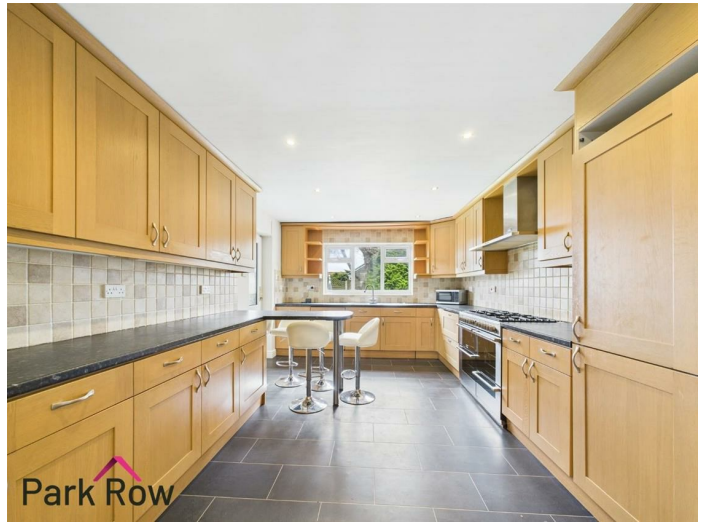


**CONSERVATORY**  
14'5" x 12'4"



A lovely area to enjoy the view of the garden and includes double glazed windows to all sides with dwarf bricks walls, a clear glass apex roof and double glazed double doors which lead out into the garden.

**KITCHEN**  
11'0" x 16'10"



Double glazed window to the rear elevation, wall and base units in a shaker style finish with stainless steel handles, roll edge worktops with breakfast bar area, tiled splashbacks, one and a half stainless steel drainer sink with chrome mixer tap over, space for range cooker with a built in extractor hood above, integral dishwasher, integral fridge/freezer, spotlights to the ceiling, central heating radiator, a double glazed external door with glass panel insert leads out to the inner hallway and an internal door leads into:

**UTILITY**  
7'1" x 6'3"



Double glazed window to the front elevation, tall units to match the kitchen, roll edge worktop, central heating radiator, space and plumbing for a washing machine, space for dryer and an internal door which leads into:

**OFFICE/SNUG**  
9'3" x 15'7"



Double glazed window to the front elevation plus a double glazed window into the inner hallway and is set on two levels with a central heating radiator.

**INNER HALLWAY**  
4'10" x 4'10"

Double glazed window to the rear elevation and a double glazed window to the office/snug plus a doorway which leads into:

**FAMILY ROOM**  
14'11" x 21'5"



Double glazed window to the front elevation, stairs with a wooden balustrade and spindles which leads up to the cinema room, spotlights to the ceiling, two central heating radiators and double glazed bi-fold external door which leads out into the rear garden.



**FIRST FLOOR ACCOMMODATION**

**CINEMA ROOM**  
15'7" x 6'3"

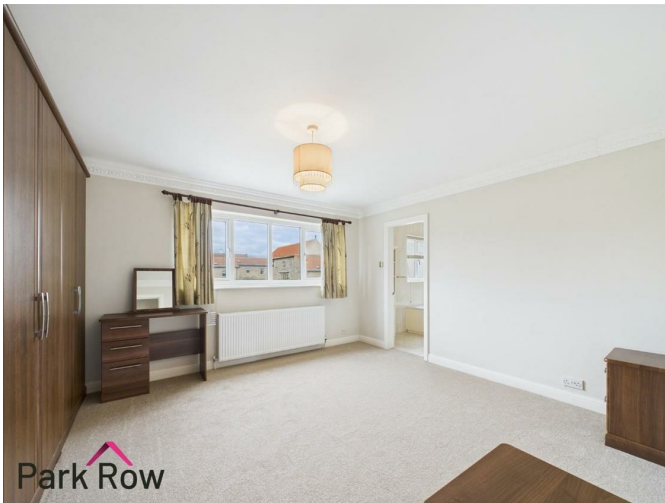


Accessed via the stairs in the family room only with restricted height and has a Velux window to the ceiling, spotlights to the ceiling, electric wall heater and two useful storage cupboards in the eaves.

**LANDING**  
20'9" x 3'3"

Loft access and internal doors which lead into;

**BEDROOM ONE**  
12'0" x 12'3"



Double glazed window to the front elevation, central heating radiator, built in wardrobes to one wall and a door which leads into:



**ENSUITE**  
10'0" x 8'4"



Obscure double glazed window to the front elevation and includes a white suite comprising: corner shower cubicle with a mains shower and a glass shower screen, panel bath with chrome tap over, close coupled w/c, pedestal handbasin with chrome tap over, chrome heated towel rail, spotlights to the ceiling and is fully tiled to all walls and floor.

**BEDROOM TWO**  
12'7" x 12'0"



Double glazed window to the front elevation, central heating radiator and a handbasin with chrome tap over set within a vanity unit.

**BEDROOM THREE**  
20'9" x 7'6"



Originally two rooms but has been converted into one but could be changed back with the addition of a stud wall and has two double glazed windows to the rear elevation and two central heating radiators.

**BEDROOM FOUR**  
9'0" x 15'1"



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

**FAMILY BATHROOM**  
9'6" x 7'1"



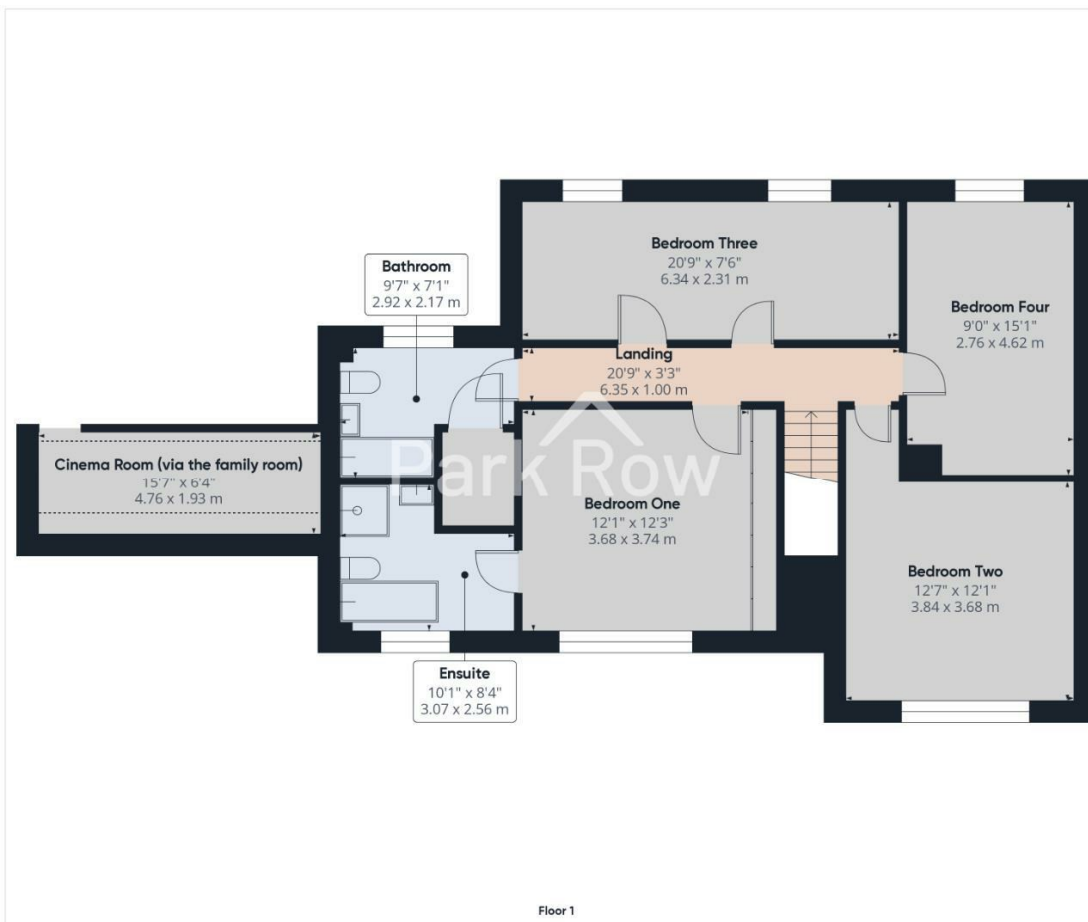
Obscure double glazed window to the rear elevation and has a white suite comprising: panel bath with chrome tap over and mains shower above complete with glass concertina shower screen, close coupled w/c, pedestal handbasin with chrome tap over, central heating radiator, a door which leads into a storage cupboard and is fully tiled to all walls and floor.

**EXTERIOR**  
**FRONT**



To the front of the property is a resin driveway which leads to the front entrance door and sweeps round to the garage and has parking for 3/4 vehicles. The perimeter has lovely stone built walls and a metal pedestrian access gate which gives access to the substantial enclosed rear garden.





**Approximate total area<sup>®</sup>**  
938.18 ft<sup>2</sup>  
87.16 m<sup>2</sup>

**Reduced headroom**  
25.6 ft<sup>2</sup>  
2.38 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... 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**

Floor 1



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