

# Park Row



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

**£650,000**



**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!**



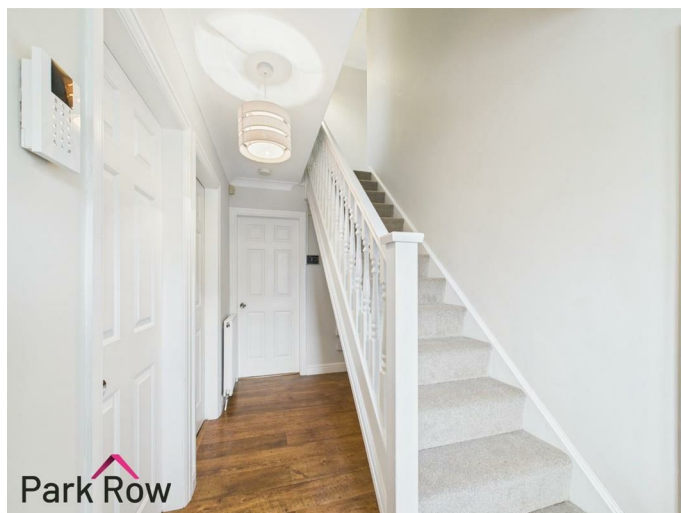
## GROUND FLOOR ACCOMMODATION

### 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

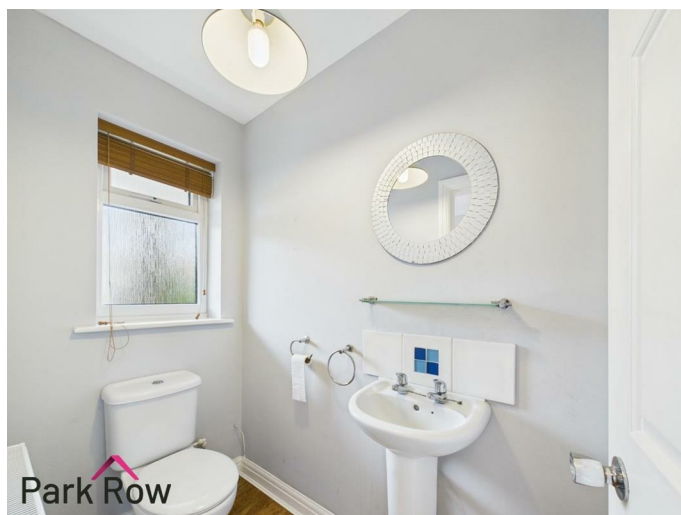
5'8" x 12'1" (1.74 x 3.70)



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" (1.08 x 1.03)



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" (3.383 x 3.67)



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" (5.73 x 4.62)



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" (4.41 x 3.76)



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" (3.36 x 5.14)



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" (2.18 x 1.92)



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" (2.84 x 4.76)



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.

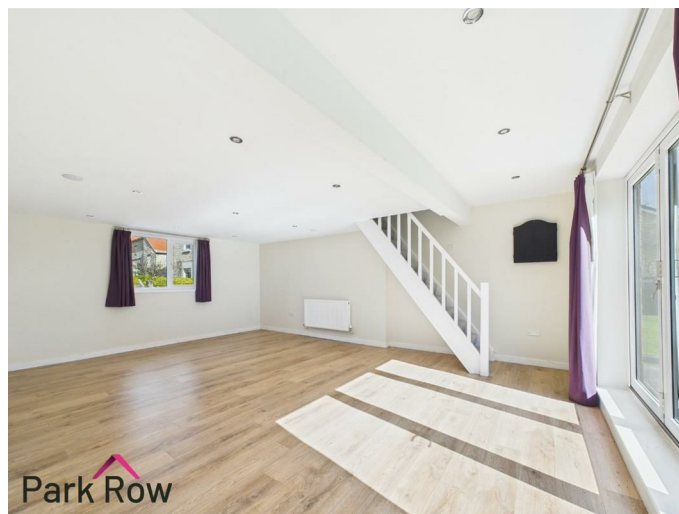
### INNER HALLWAY

4'10" x 4'10" (1.48 x 1.49)

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" (4.56 x 6.55)



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" (4.76 x 1.93)



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" (6.35 x 1.00)

Loft access and internal doors which lead into;

## BEDROOM ONE

12'0" x 12'3" (3.68 x 3.74)

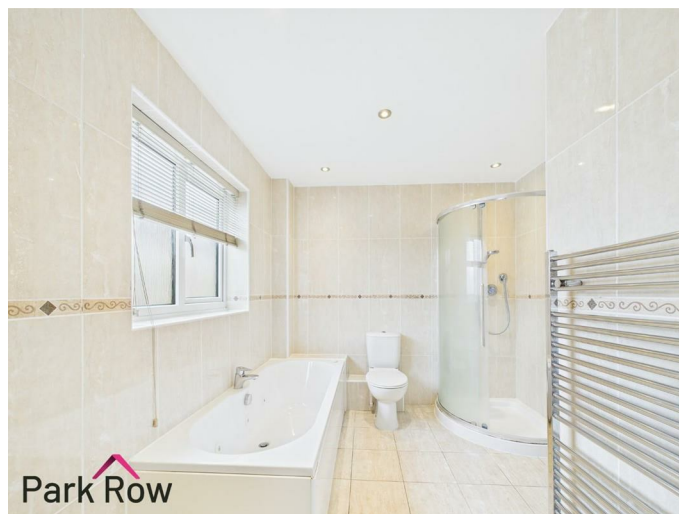


Double glazed window to the front elevation, central heating radiator, built in wardrobes to one wall and a door which leads into:



## ENSUITE

10'0" x 8'4" (3.07 x 2.56)



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" (3.84 x 3.68)



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" (6.34 x 2.31)



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" (2.76 x 4.62)



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

### FAMILY BATHROOM

9'6" x 7'1" (2.92 x 2.17)



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.



## REAR



Can be accessed via the metal pedestrian gate from the front of the property, the bi-fold doors in the family room or the conservatory where you will step out onto: a paved pathway which runs along the property to a paved area with space for seating, there is a lovely decked area with pergola above with space for seating, a path leads down the side of the property where you will find a pedestrian access door giving access to the garage, the rest is a beautifully landscaped lawned area with raised borders filled with shrubs/plants and provides a blissful oasis to relax in.



## GARAGE

Accessed via and up and over door and has power and lighting and a EV charging point.

## AERIAL SHOT



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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: Mains

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

PONTEFRACT - 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.



Floor 0

**Approximate total area<sup>(1)</sup>**

1431.6 ft<sup>2</sup>  
133 m<sup>2</sup>

**Reduced headroom**

26.06 ft<sup>2</sup>  
2.42 m<sup>2</sup>

(1) Excluding balconies and terraces

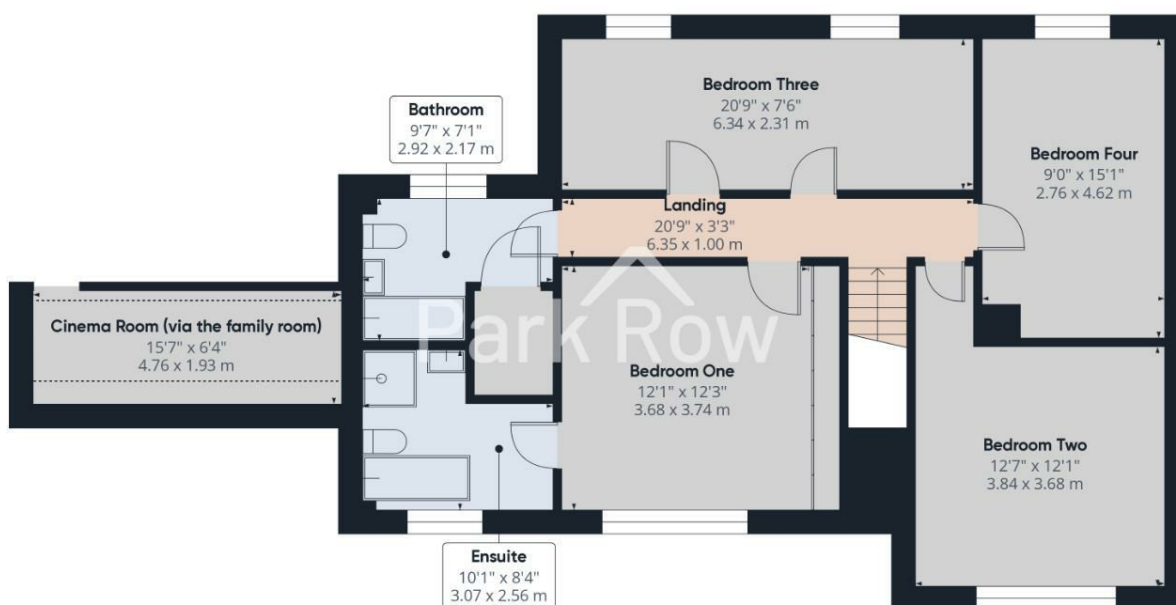
**Reduced headroom**

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.

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Floor 1

**Approximate total area<sup>(1)</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

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Floor 0



Floor 1



Approximate total area<sup>1</sup>

2369.78 ft<sup>2</sup>  
220.16 m<sup>2</sup>

Reduced headroom

51.67 ft<sup>2</sup>  
4.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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