



ROB LETTS

exp^{UK}

Church Fenton Lane, Ulleskelf

Guide Price £530,000

5 2 3



From the outside, *Pelile Ndaba* looks like a modest bungalow — but step inside and you'll find a **beautifully reimaged** home that's full of surprises.

The name, taken from the Ndebele language of Zimbabwe, means "*where your troubles end*" — and it couldn't be more fitting. Behind the front door lies a large central reception hall leading to an impressive open-plan living kitchen with solid wood work surfaces, a central island with touch-control hob, and integrated appliances, plus a separate utility room.

The generous lounge features a multi-fuel stove, while the newly rebuilt garden room opens directly onto the garden. There are **five bedrooms in total** (bedroom five currently used as a home office), including a **master suite with dressing area and en-suite**, and a stylish family bathroom.

Outside, there's off-street parking, a garage, an EV charge point and a private garden complete with an **outdoor bar** — in true South African style.

Situated in the ever-popular village of **Ulleskelf**, with shop, post office, and train links to York and Leeds, plus **Tadcaster Grammar School** catchment — this really is *where your troubles end*.



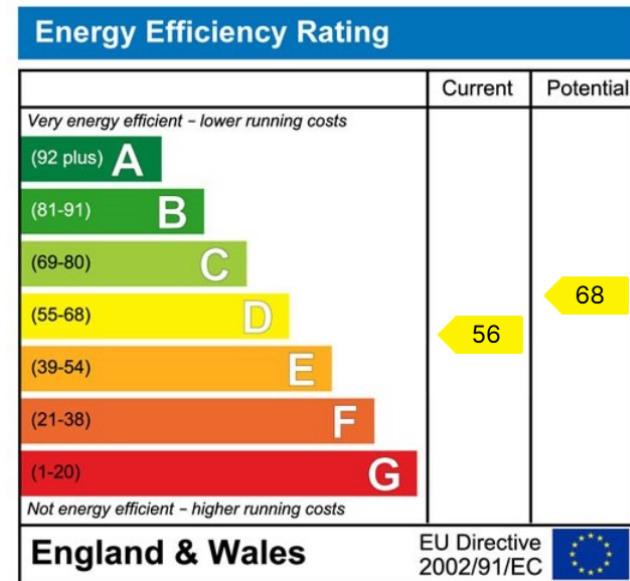


Floor Plan
Floor area 228.5 sq.m. (2,459 sq.ft.)

Total floor area: 228.5 sq.m. (2,459 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Detached five-bedroom bungalow offering generous single-level living
- Large central reception hall linking all main rooms
- Spacious lounge with multi-fuel stove and feature fireplace
- Master suite with dressing area and en-suite shower room
- Garage, off-street parking & EV charge point
- Beautifully reimagined and fully renovated since 2013
- Open-plan living kitchen with solid wood worktops & central island
- Newly rebuilt garden room with patio doors to the garden
- Private garden with outdoor bar – in true South African style **Z A**
- Quote RL0918 when calling to book your viewing



ROB LETTS

exp[®] UK



07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com