



Ash Tree Garth

Barkston Ash, Tadcaster, LS24 9ET
Offers Invited £695,000



SIGNATURE

BY

Emsleys | estate agents

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STUNNING BESPOKE HOME WITH OVER 3000 sq ft. EXCEPTIONAL THROUGHOUT. ENVIABLE CUL DE SAC LOCATION. NO ONWARD CHAIN. SOUTH FACING GARDEN.

An immaculate bespoke family home offering an unrivaled opportunity with over 3,000 sq ft. for prospective buyers. With a sought-after location surrounded by green spaces and walking routes, this property is perfectly situated and presents a peaceful, idyllic lifestyle.

The house boasts an impressive five reception rooms, providing ample space for both entertaining and relaxation. Each room is beautifully designed, offering a combination of comfort and sophistication.

Additionally, the property features six well-proportioned bedrooms, promising a tranquil retreat for each member of the household. This generous accommodation is further complemented by two bathrooms with one en-suite, accommodating the needs of a bustling family life.

Notably, the house features a large fitted kitchen, the heart of the home. It's a space where family meals, morning coffees and late-night snacks are enjoyed, and memories are made along with an incredible sized utility room.

The exterior of the house is equally as impressive, with a large well-maintained garden providing the perfect space for outdoor activities and al fresco dining. Parking will never be an issue, thanks to the inclusion of a double garage, car port and drive, a highly sought-after feature, ensuring your vehicles are off road and secure.

This property is a perfect blend of luxury and comfort, boasting unique features and a prime location. Whether you're a growing family or a professional couple, this property offers the ideal setting to create a beautiful home. Don't miss this outstanding opportunity.

- EXCEPTIONAL LARGE FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- OVER 3000 sq ft
- AMPLE PARKING & DOUBLE GARAGE
- FIVE RECEPTION ROOMS
- IMMACULATE THROUGHOUT
- LARGE ENCLOSED SOUTH FACING GARDEN
- CUL DE SAC POSITION
- Council Tax Band G
- EPC Rating C



Ground Floor

Hall

Composite double glazed entrance door, PVCu double glazed frosted window, two radiators with oak covers, tiled floor, downlighters to ceiling, wall lights, oak staircase to first floor, door to dining room, kitchen and double doors to lounge.

Kitchen

13'2" x 17'1" (4.02m x 5.21m)

A stunning fitted kitchen with solid oak doors and drawers to wall, base units and drawers, under unit lighting, quartz worksurfaces with matching upstand, breakfast bar, recessed sink with mixer tap, integrated microwave and dishwasher. Range cooker with stainless steel splashback and space for large American style fridge freezer, downlighters to ceiling, PVCu double glazed window to rear aspect, radiator, door to snug and utility room. TV point.

Utility Room

14'0" x 11'2" (4.27m x 3.40m)

A superb size with matching units, under unit lighting, worksurfaces and upstand. Belfast sink, floor standing Worcester boiler, integrated washer dryer and two freezers. Downlighters to ceiling, PVCu double glazed window to rear aspect and door, extractor, radiator, doors to WC and study.

WC

Part tiled walls, push flush WC, pedestal wash hand basin, radiator, extractor fan and PVCu double glazed window.

Study

11'3" x 14'0" (3.43m x 4.27m)

PVCu double glazed window to rear aspect, fitted units, radiator, downlighters to ceiling and laminate flooring. TV point and satellite point.

Lounge

15'9" x 18'2" (4.80m x 5.54m)

Having a focal coal effect living flame gas fire, marble inset and hearth with mahogany surround. Two PVCu double glazed windows to the front aspect, two radiators and two feature ceiling rose light settings and coving to ceiling. TV and satellite point.

Dining Room

14'6" x 10'8" (4.42m x 3.25m)

PVCu double glazed window to front aspect, radiator beneath, four picture lights, ceiling rose light fitting and coving, dado rail and double doors to snug.

Snug

8'7" x 10'8" (2.62m x 3.25m)

Radiator, ceiling rose light point, door to kitchen and open plan to garden room.

Garden Room

10'7" x 10'0" (3.25m x 3.05m)

PVCu double glazed windows with french doors to rear garden, ceiling fan light and radiator.

First Floor

Landing

Stunning open area with PVCu double glazed window to rear aspect, downlighters to ceiling with coving and wall light points, row radiators with doors accessing rooms, loft hatch to boarded loft and two large store cupboards with light and power.

Bedroom 1

14'6" x 10'8" (4.42m x 3.25m)

PVCu double glazed window to front aspect, radiator, walk-in wardrobe, wood flooring and door to en-suite bathroom. TV point.

En-suite Bathroom

8'7" x 10'7" (2.62m x 3.23m)

Continuation of wood flooring from bedroom, fully tiled walls, large shower enclosure, pedestal wash hand basin, push flush WC and deep panelled bath with mixer shower tap. PVCu double glazed frosted window, extractor fan, shaver point and chrome central heating towel warmer.

Bedroom 2

11'3" x 18'0" (3.43m x 5.49m)

A large double bedroom, PVCu double glazed window to rear aspect, downlighters to ceiling with coving, radiator, and fitted wardrobes. TV point.

Bedroom 3

12'0" x 17'4" (3.66m x 5.28m)

A large double bedroom, PVCu double glazed window to front aspect, downlighters to ceiling with coving, radiator, and fitted wardrobes. TV point.

Bedroom 4

15'2" x 10'0" (4.63m x 3.05m)

PVCu double glazed window to front aspect, downlighters to ceiling with coving, radiator, and fitted wardrobes. TV point.

Bedroom 5

10'11" x 9'11" (3.32m x 3.01m)

PVCu double glazed window to rear aspect, radiator and wood flooring. Coving to ceiling and TV point.

Bedroom 6

12'11" x 7'10" (3.94m x 2.39m)

PVCu double glazed window to front aspect, radiator, downlighters to ceiling with coving and wood flooring. TV point.

Bathroom

9'6" x 7'10" (2.90m x 2.39m)

Fully tiled walls and floor, large shower enclosure, vanity housed wash hand basin, push flush WC and straight panelled bath with mixer tap. PVCu double glazed frosted window, extractor fan, shaver point and chrome central heating towel warmer.

Exterior

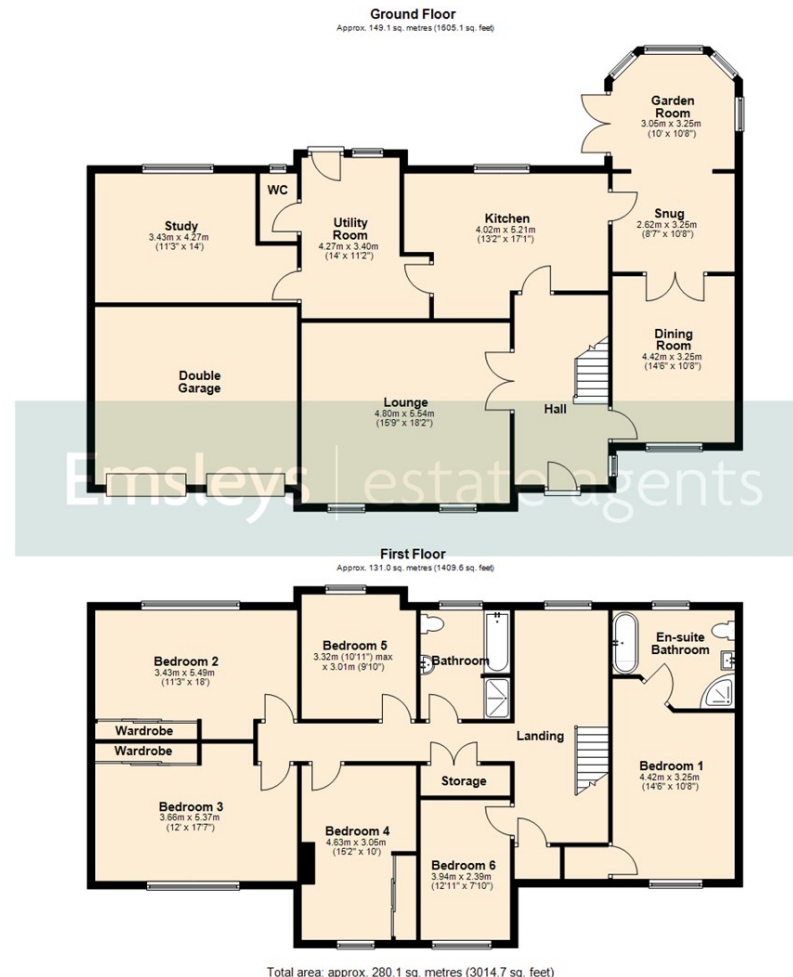
Having a boundary wall with wrought iron rails enclosing the lawned and bedding areas. Double block paved drive accessing the double garage with further parking for four cars and a car port to one side. Secure gated access around both sides to the rear which is superb in size. Having recently added resin patio and foot way. Lawned sections with pea gravel foot ways, large composite decked patio with pergola, shed and greenhouse. There is also outside lighting to the front and rear.

Double Garage

Two separate electric roller doors with light and power.







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