



Church Street

Barkston Ash, Tadcaster, LS24 9PJ
£650,000



SIGNATURE

BY

Emsleys | estate agents

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RARE VILLAGE OPPORTUNITY. TUCKED AWAY ENVIABLE PLOT. OFFERING SO MUCH POTENTIAL. NO CHAIN.

A unique opportunity for those seeking a property with potential for personalisation. The property is in need of modernising, yet offering a blank canvas for a new owner to imprint their style and taste.

The property boasts three spacious reception rooms, providing ample space for entertaining or relaxing. The kitchen is ripe for refurbishment, providing a perfect opportunity to design a culinary hub tailored to your needs.

Upstairs, the property hosts four bedrooms and two large bathrooms, one which is en-suite. The bedrooms are generously proportioned with built in wardrobes, providing the potential for a variety of uses to suit your lifestyle, be it home office, or guest room. The two bathrooms also offer scope for modernisation, with room for the addition of luxury fixtures and fittings.

One of the defining features of this property is its sought-after location, nestled amongst green spaces and walking routes. It's a haven for those who value outdoor pursuits and tranquil surroundings, yet still want the convenience of a well-connected location.

The exterior of the property only enhances its appeal. A sizeable garden offers a green oasis for relaxation or play, and the double garage and additional parking ensure ample space for vehicles.

In summary, this property is a unique opportunity for those with a vision to transform it into a dream home. Its location, size and potential for modernisation make it a truly compelling proposition.

- IMPRESSIVE FAMILY HOME
- ENVIABLE TUCKED AWAY LOCATION
- LARGE PLOT WITH GARDENS
- NO CHAIN & VACANT POSSESSION
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- READY TO BE PERSONALISED TO SUIT
- RARE OPPORTUNITY
- Council Tax Band G
- EPC Rating D



Ground Floor

Porch

With two outside lights and centre light, open plan, panelled front door leading to

Hall

Two double panel radiators, staircase leading to first floor, two central light fittings, coving to ceiling, door to rooms.

WC

A white suite comprising push flush WC, pedestal wash hand basin, double glazed frosted window and radiator.

Dining Room

9'11" x 13'10" (3.02m x 4.22m)

Double glazed window to front aspect, serving hatch to kitchen and double panel radiator.

Lounge

13'10" x 21'9" (4.22m x 6.63m)

With feature brick fireplace and log effect electric fire inset, full height aluminum frame sliding patio doors to garden, two double radiators and door to family room.

Family Room

21'11" x 15'7" (6.69m x 4.75m)

Two double panel radiators, full height aluminium frame sliding patio doors to garden, six wall light points, two double glazed windows and coving to ceiling.

Kitchen

9'8" x 11'10" (2.95m x 3.61m)

Fitted kitchen with light oak units comprising a range of wall and base units cupboards and drawers, work surfaces with tiled splash back and stainless steel double sink unit inset. Electric double oven with four ring electric hob and extractor above, built in fridge, fluorescent ceiling light, double panel radiator, double glazed window to front and side aspect, tiled floor and swing doors to utility room.

Utility Room

7'10" x 8'4" (2.39m x 2.53m)

Wall mounted gas fired central heating boiler, Belfast sink with hot and cold taps. Space and plumbing for washing machine and dishwasher. Tiled floor, double glazed window and side personnel door.

First Floor

Landing

Double glazed window to side aspect, loft hatch and doors to rooms.

Bedroom

18'11" x 16'2" (5.77m x 4.93m)

Full length range of built in wardrobes with louvered doors, double panel radiator, double glazed window overlooking rear garden. Door to en-suite.

En-suite Bathroom

9'10" x 11'7" (3.00m x 3.53m)

Fitted with a coloured four piece suite comprising corner bath with shower attachment, bidet, low flush WC, twin vanity wash hand basins with cupboards below and lights over with shaver point, double glazed frosted window and double panel radiator.

Bedroom

13'8" x 11'6" (4.17m x 3.51m)

Double panel radiator, built in wardrobe with louvered doors and double glazed window overlooking rear garden.

Bedroom

9'10" x 11'11" (3.00m x 3.63m)

Double panel radiator, two built in wardrobes with louvered doors, double glazed window overlooking the front aspect.

Bedroom

8'4" x 11'4" (2.54m x 3.45m)

Built in wardrobe with louvered door, central heating radiator and double glazed window to front.

Bathroom

13'11" x 9'11" (4.24m x 3.02m)

Fitted with a coloured four piece suite comprising a tiled panelled bath, pedestal wash hand basin, low flush WC and step in shower cubicle. Part tiled walls with tiled floor, double panel radiator, built-in airing cupboard with hot water cylinder, double glazed frosted window and shaver point light.

Exterior

Set in stunning grounds tucked well away from Church street with an initial shared access road passing Larchfield House. With a tarmac drive giving ample parking for several vehicles and accessing the double garage.

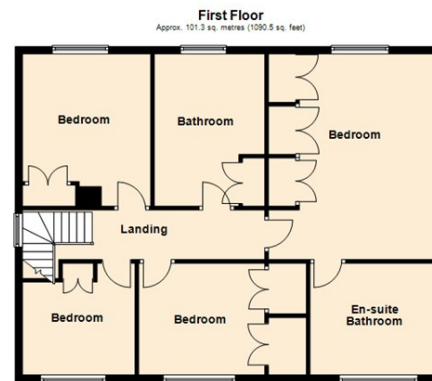
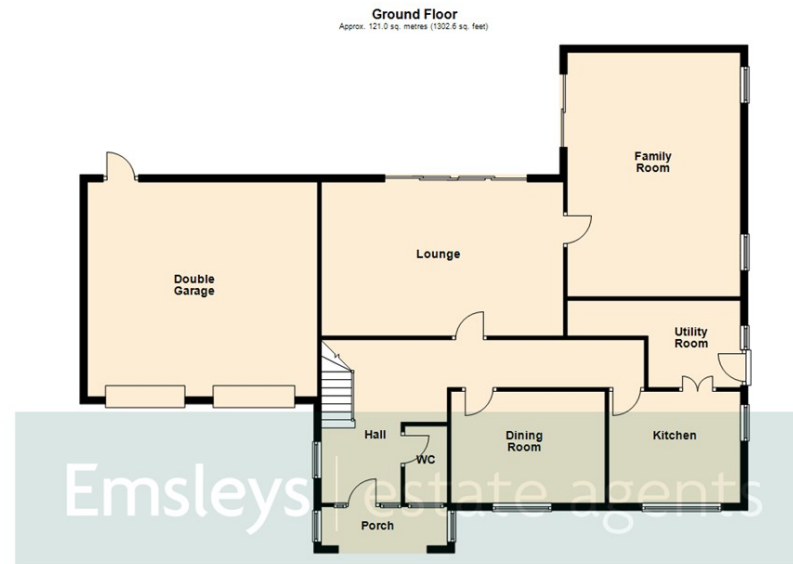
Lawned garden covers around both sides of the property with a large private enclosed rear garden with greenhouse, set just over 0.25 acres.

Double Garage

With two up and over doors, light and power, and exterior security lights.







Total area: approx. 222.3 sq. metres (2393.1 sq. feet)

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