

Blenkin

& Co

CHARTERED SURVEYORS



2 OLD HALL • ULLESKELF • TADCASTER





2 OLD HALL

Main Street, Ulleskelf, Tadcaster,
North Yorkshire LS24 9DU

Tadcaster 4 miles • A1 7 miles

York 10 miles • Leeds 18 miles

**Handsome three-storey family
house dating from 18th century**

Central and inner hall •
cloakroom/shower room • 2 reception
rooms • gym/games room/third
reception room • kitchen • utility room
• entrance hall

5 double bedrooms • family bathroom
• play room

Drive • enclosed courtyard garden •
detached garage

For Sale Freehold



2 Old Hall is a substantial house dating from the eighteenth century and recently modernised. It was converted in the 1960s from a distinguished single residence and is now one of two substantial semi-detached houses. No. 2 Old Hall takes the western side and enjoys an attractive setting in the village with an open, leafy outlook.

- Georgian village house
- Accommodation of nearly 2500 sq ft arranged over three floors
- Eighteenth century origins and not listed
- Significant potential to add further value and potential to create a large ground floor bedroom suite
- Highly desirable village with amenities
- Local railway station within walking distance
- Convenient for York, Leeds and the national motorway network

Outside

The house is set back from the road behind a low stone wall lined with well-established shrubs. The block paving entrance leads to a tarmac drive edged by bricks, flanked on one side by gravel and on the other by perennial borders. The drive continues through large timber gates to a detached garage, 20ft in length, and additional secure parking area. Here is a courtyard garden with a shed, enclosed by a high wall and trellis.

Environs

Ulleskelf is an historic village situated in the Selby District of North Yorkshire, some four miles from the market town of Tadcaster and convenient for the A64 and A1(M). It is situated near the confluence of the river Wharfe and Ouse, a riverside stretch that has long been

recognised as a favoured spot for fishermen and was once served by a ferry. Ulleskelf has a range of amenities including a post office, general store, garage, church, village hall and sports fields. The railway station in the village has regular train services to York, Sheffield, Hull and Leeds. There are school bus services to Church Fenton with its primary school and Tadcaster with its secondary school.

Tenure: Freehold

EPC Rating: E

Services & Systems: Mains water, electricity and drainage is provided to the property. Oil central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

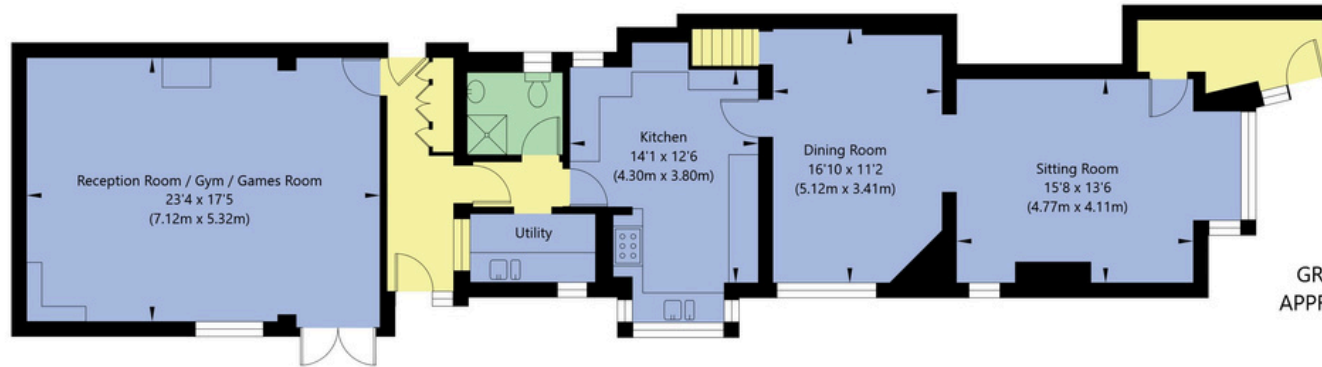
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council www.northyorks.gov.uk

Directions: 2 Old Hall lies at the eastern end of the village, where Main Street meets Ings Road and Bell Lane.



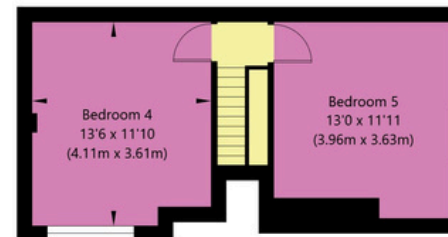
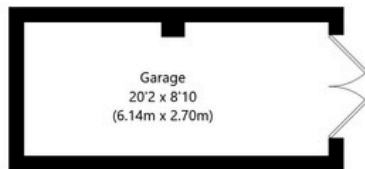
2 The Old Hall, Ulleskelf, Tadcaster, LS24 9DU



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1308 SQ FT / 121.52 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 777 SQ FT / 72.19 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 349 SQ FT / 32.45 SQ M

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2434 SQ FT / 226.16 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co no its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs: February 2024.



City

Country

Coast