



Main Street, Tadcaster

HUNTERS EXCLUSIVE ARE PROUD TO BRING TO THE MARKET THESE GRADE 2 LISTED SEMI DETACHED COTTAGES WITH FULL PLANNING PERMISSION FOR A DETACHED HOUSE WITH GARAGE AND THE PERFECT CONCEPT OF BRINGING TWO FAMILIES TOGETHER.

Offers Over £600,000



Main Street, Tadcaster

DESCRIPTION

It is very rare that houses with land, outbuildings and so much potential come to the market but this property certainly has just that and all within a lovely village location.

The two unique period semi detached homes have been part of the heritage of this highly sought after village and offer well-proportioned family homes with over 2000 sq ft of internal space which can be used in multiple ways to accommodate for any family whatever the situation.

The current layout could be altered to allow for dual family living or alternatively split to create two semi-detached houses as per the original design. Whether you are looking for a site with potential to develop with the benefit of FULL PLANNING FOR A DETACHED HOME, run a business, keep animals or are just simply looking for a change of lifestyle then this property will surely appeal. The planning application is completely optional and if not required then the land can be used as a paddock or simply split into different garden areas to enjoy.

Visible from the Ariel shots is the sheer extent of the plot on offer and all that is included and also the potential.

Church View Cottage comprises a kitchen, Lounge with working coal fire, two double bedrooms and bathroom.

Church View briefly consists - Hall, Living room with a working fire (currently used as a bedroom), Dining room, Shower room with toilet and a good sized kitchen which has a range of base units and space for washing machine, Fridge and electric cooker point.

There are four bedrooms two of which are larger than average , one is a double and the fourth is a single.

A house bathroom completes the accommodation.

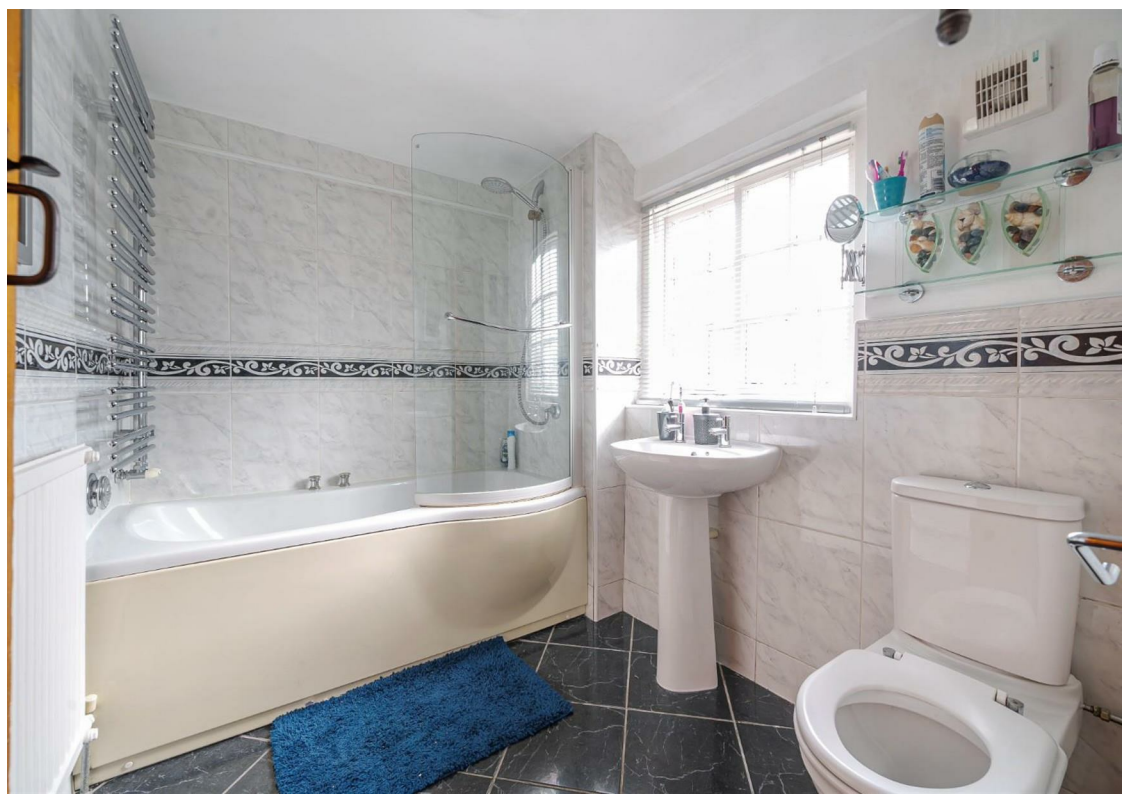
Ulleskelf is an historic village situated in the Selby District of North Yorkshire, some four miles from the market town of Tadcaster and convenient for the A64 and A1(M). It is situated near the confluence of the river Wharfe and Ouse, a riverside stretch that has long been recognised as a favoured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

PLANNING PERMISSION REF IS 2022/0636/FUL

CHURCH VIEW COUNCIL TAX BAND C
CHURCH VIEW COTTAGE COUNCIL TAX BAND C

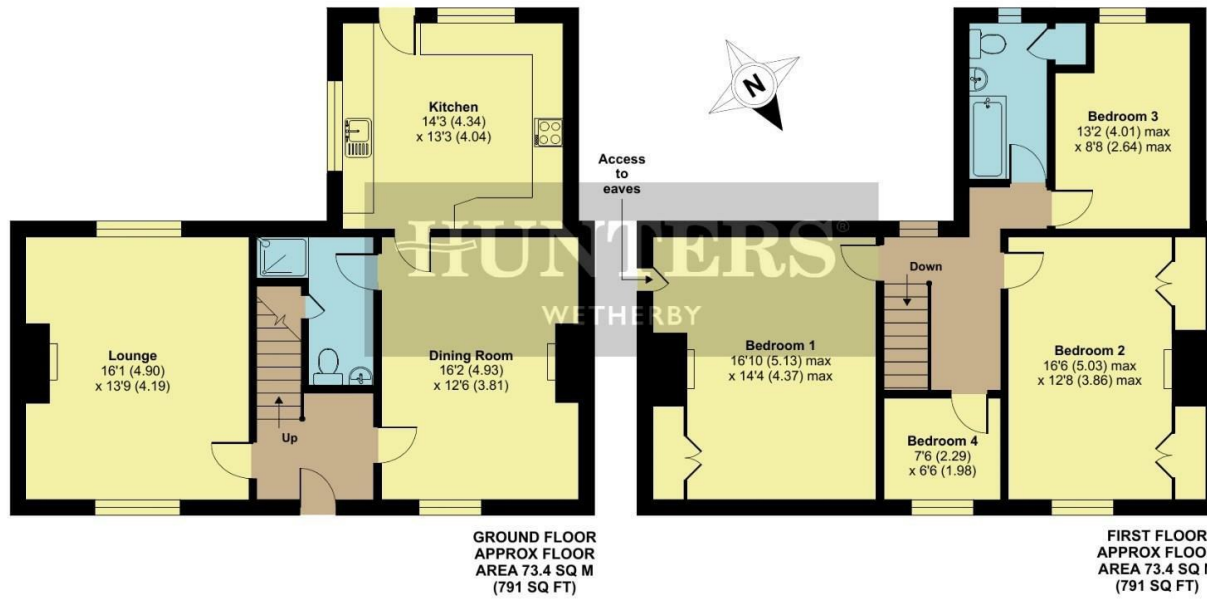
CHURCH VIEW EPC RATING F
CHURCH VIEW COTTAGE EPC RATING E





Main Street, Ulleskelf, Tadcaster, LS24

Approximate Area = 1582 sq ft / 146.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1084384

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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