



Orchard Park, Ulleskelf, Tadcaster

- FOUR BEDROOM DETACHED HOUSE
- COUNTRYSIDE VIEWS
- PRIVATE REAR ENCLOSED GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN SUITE TO MAIN BEDROOM
- EPC RATING - B / COUNCIL TAX BAND - F

Asking Price £495,000



DESCRIPTION

Hunters Wetherby are delighted to market this stunning four bedroom detached house in the delightful village of Ulleskelf.

Positioned in a quiet cul-de-sac location, this beautiful home has received substantial upgrades on the original specification and benefits from south-facing gardens overlooking the countryside.

The ground floor accommodation incorporates underfloor heating and comprises of a spectacular open plan kitchen/ diner, spacious lounge, study, utility room and W/C. The beautifully presented living room includes a large bay window which allows natural light to flood through, creating a perfect setting to relax and unwind.

The WOW factor to this incredible home is the kitchen/diner, which includes many upgrades, consisting of a stunning arrangement of both wall and base units, star-galaxy granite work surfaces, partially tiled walls and fully tiled floors which form a clean and sleek finish. Integrated appliances include an induction hob, electric oven, microwave oven, dishwasher, fridge-freezer, and waste disposal unit. A central island provides the perfect place to socialise and enjoy meals with friends and family. Bi-fold doors finish the space and create a seamless transition to the garden.

A separate utility room adjoins the kitchen and comes with extra wall and base units and an integrated washing machine.

To the first floor there are four large bedrooms. The main bedroom benefits from a dressing area with bespoke fitted Hammonds wardrobes and an en-suite shower room with walk-in shower, low-level W/C and a wash basin.

The house bathroom is contemporary and luxurious with floor-to-ceiling tiles, shower cubicle, bath, low-level W/C and a wash basin with vanity unit.

Externally, the rear south-facing garden is laid mainly to lawn and has a generous patio area - perfect for entertaining or relaxing.

To the front of the property there is an electric car charging point and driveway which leads to the garage.

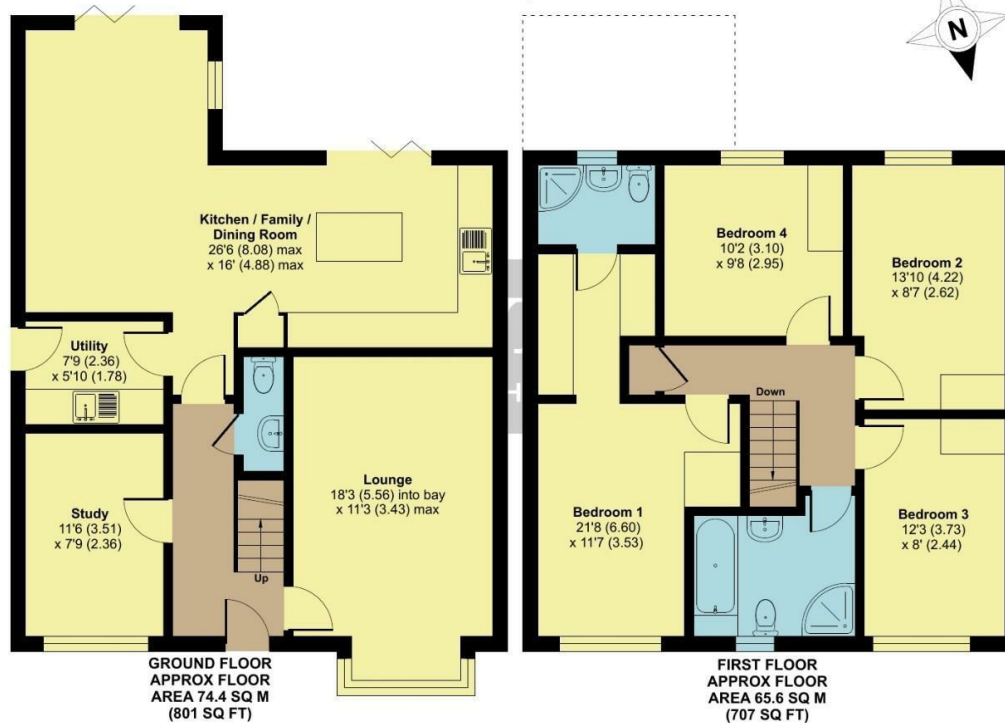
Ulleskelf is a historic village situated in the Selby District of North Yorkshire, some four miles from the market town of Tadcaster with convenient links to the A64 and A1(M). It is situated approximately 30 minutes by car from both Leeds and York city centres. Ulleskelf has a range of amenities including 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 nearby Church Fenton with its primary school and to Tadcaster's renowned Tadcaster Grammar Secondary School."





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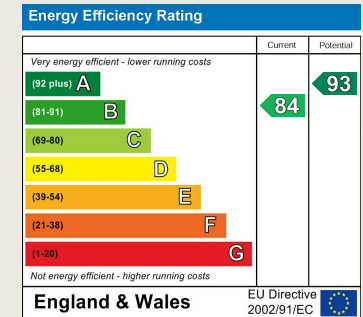
Approximate Area = 1508 sq ft / 140 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1206057

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.



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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