



## Greenfields, Tadcaster, North Yorkshire, LS24 9FU

- FOUR BEDROOM DETACHED HOUSE
- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- OFF STREET PARKING
- EPC RATING - C / COUNCIL TAX - E

**Asking Price £425,000**





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## DESCRIPTION

Hunters Wetherby are delighted to present to market this immaculately presented four bedroom detached house in the sought-after Greenfields development in Ulleskelf. This beautiful, double fronted home offers a great opportunity for a varied scope of buyers, for families upsizing or downsizing - this space has so much to love and really is one not to be missed.

From the moment you step foot into this property you are met by a welcoming and bright entrance hall with a neutral colour scheme, this presents the property in a peaceful and calming manner. The hallway provides access to the ground floor accommodation.

Set to the right is the open plan kitchen diner, which has been cleverly designed to be a sociable area to enjoy with family and friends. This dynamic space comprises of a range of wall and base units in a stylish muted taupe tone, the kitchen also comes complete with a breakfast bar and a range of integrated Bosch appliances, including a dishwasher, four ring gas hob with extractor over and electric oven. A stainless-steel sink with mixer tap and drainer sit below a window overlooking the rear aspect.

The lounge is a charming, cosy and well proportioned room - the perfect place to relax in the evenings or drink your morning coffee; with beautiful outlooks onto the rear garden through the bifold doors which in the warmer months creates that perfect indoor/outdoor living.

To complete the downstairs accommodation is the study which is the perfect place to focus, a utility room with room for a washing machine and a W/C.

Ascending upstairs you will find four well presented bedrooms, house bathroom and ensuite.

The principle bedroom is graciously sized with ample space for additional recreational furniture. The room also benefits from an ensuite. This three piece suite features of a walk in shower cubicle, low level W/C and wash hand basin.

The remaining three bedrooms- two double and one single - are of good proportion and filled with light.

The house bathroom is thoughtfully designed and comprises of a panelled bath, walk in shower cubicle, low level W/C and wash hand basin.

Externally, the rear garden is beautifully landscaped features many different elements. The garden is mostly paved with features of slate and pebble as well as areas for planting and a lawn area. the garden is nicely secure and provides ample seating space, making it perfect for the summer months. To the front aspect of the property is a nicely presented tarmac pavement which and a driveway which is big enough to fit multiple cars and leads up top the garage. There is paved step and ramp access up to the front door.

The charming village of Ulleskelf is a short drive from the market towns of Tadcaster and Wetherby and is serviced by a Post Office, garage, Methodist and Anglican church, and a children's playground. With access to the A64 and A1, Ulleskelf is the perfect location for the commuter due to it's links to the major motorway networks, while the local train station sits on the York/Leeds line providing residents with access to the two nearby cities. The village is also within the catchment area for the highly regarded Tadcaster Grammar School.





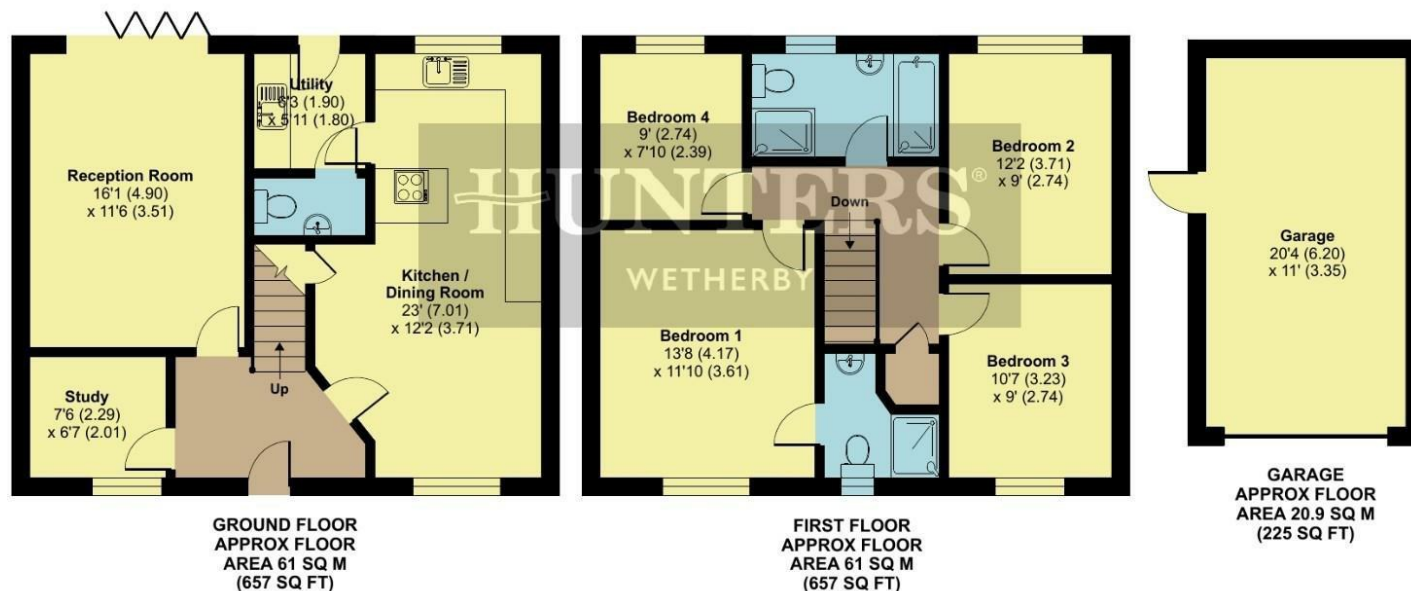




# Greenfields, Ulleskelf, Tadcaster, LS24

Approximate Area = 1539 sq ft / 142.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1375079

## Viewings

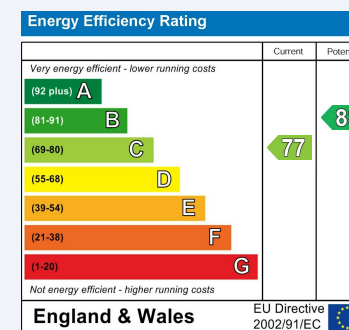
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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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