



## West Garth, Ulleskelf, LS24 9EX

- TWO BEDROOM DETACHED BUNGALOW
- EXTENSIVE CORNER PLOT POSITION
- LOFT ROOM WITH VELUX WINDOWS
- SOUGHT AFTER LOCATION
- GARAGE & OFF STREET PARKING
- EPC RATING - E / COUNCIL TAX - D

**Asking Price £325,000**





# West Garth, Ulleskelf, LS24 9EX

## DESCRIPTION

Hunters Wetherby are proud to present to market this lovely two-bedroom detached bungalow, perfectly situated on a stunning corner plot in the sought-after village of Ulleskelf.

Upon entering the property, the home divides into daytime accommodation on the left, designed for relaxation and entertaining. To the right, is the sleeping accommodation with two bedrooms and the house bathroom, offering a quiet retreat from the main living areas.

The lounge is a well proportioned room, perfectly suited for a quiet, relaxing evening in. Natural light floods the space courtesy of the beautiful large bow window to the front, which enhances the room's charm and spaciousness. The stone fireplace adds character to the room.

Adjacent to the lounge is the kitchen/dining room, featuring a range of wall and base units that provide ample storage. There is space for a washing machine, dishwasher, and a fridge freezer, as well as room to accommodate a dining table and chairs.

The principle bedroom is a generously sized double room which is filled with light from the bow window. It also includes the added convenience of fitted wardrobes.

The second bedroom is a well proportioned single room.

The loft room is beautifully bright due to Velux windows and the feature fitted wardrobes provide plenty of storage. This space is currently used as a bedroom, however would also serve perfectly as a home office or extra storage space.

The house bathroom features tiled finishes throughout, along with a panelled bath with a shower attachment, a wash hand basin, and a low-level W/C.

Bathed in natural light, the conservatory provides a lovely setting for enjoying a morning coffee.

The property also benefits from a garage and a utility room.

Externally, the property features from a very generously proportioned wrap around garden along side a patio area - the perfect space to host family barbeques. To the front of the property is a driveway providing off street parking and a pebbled area which could serve as an extended driveway.

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.







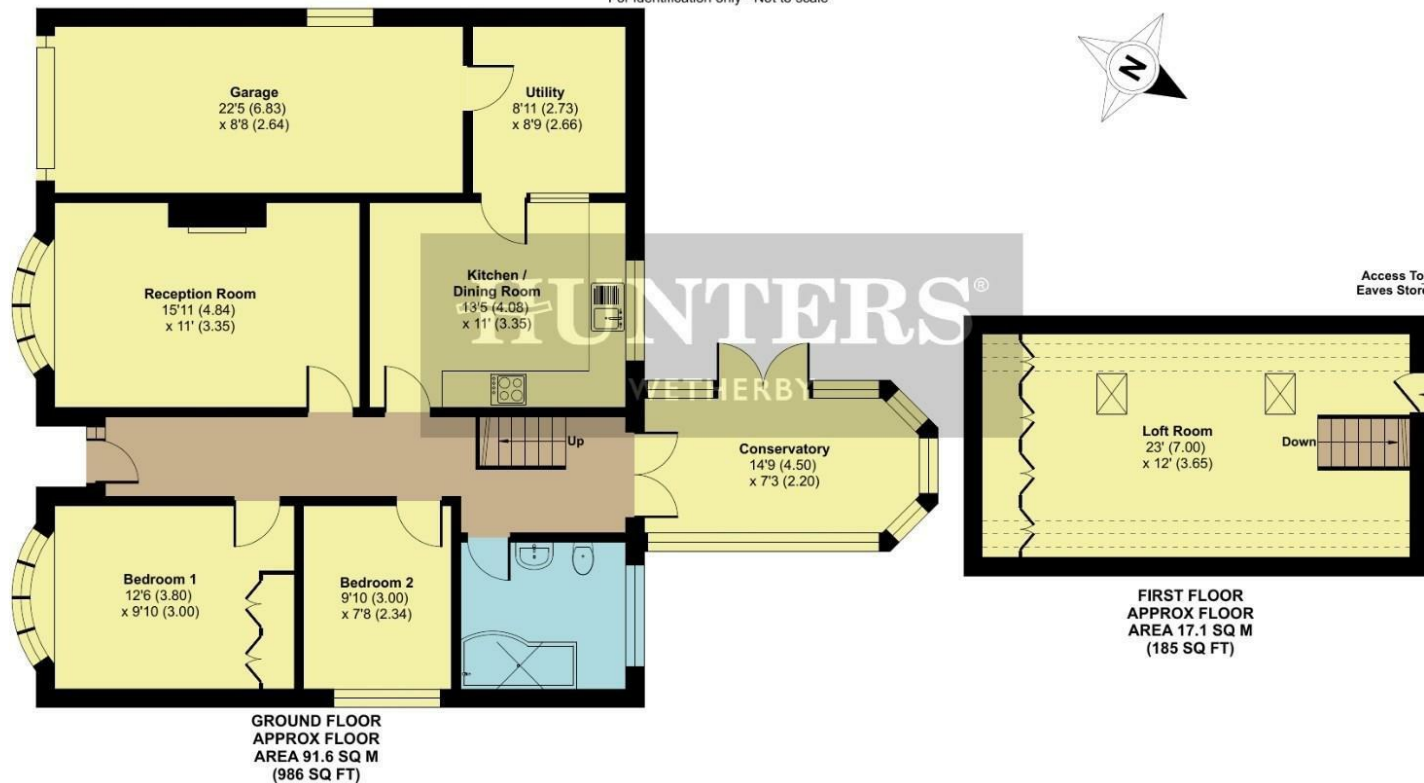


## West Garth, Ulleskelf, Tadcaster, LS24

Denotes restricted  
head height

Approximate Area = 1171 sq ft / 108.7 sq m  
Limited Use Area(s) = 90 sq ft / 8.3 sq m  
Garage = 196 sq ft / 18.2 sq m  
Total = 1457 sq ft / 135.2 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). © nitchcom 2025. Produced for Hunters Property Group. REF: 1380385

### Viewings

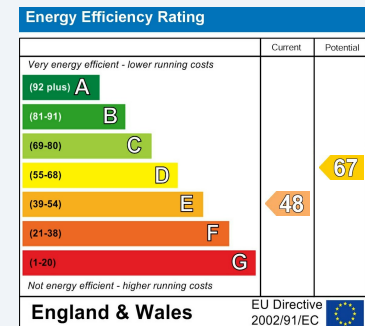
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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