



## Church Street, , Barkston Ash, LS24 9PJ

- THREE BEDROOM MID TERRACE HOUSE WITH SEPERATE GARAGE
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFUL AMTICO FLOORING TO THE GROUND FLOOR
- KITCHEN DINER
- EPC - C / COUNCIL TAX - C

Offers Over £290,000

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HERE TO GET *you* THERE

# Church Street, , Barkston Ash, LS24 9PJ

## DESCRIPTION

Hunters Wetherby are excited to present to the market this charming three bedroom mid terrace house in the highly sought after village of Barkston Ash. Available with no onward chain, this property has been well maintained and cared for by the current owners and will be fitting for those looking for tranquil village living!

Stepping through the front door, the entrance hallway welcomes you into the property and features stunning Amtico flooring which continues through to the rest of the ground floor. The downstairs w/c leads off from the entrance hall and is comprised of low level wc and wash hand basin.

The lounge is decorated in beautiful neutral tones and features an electric fireplace, creating a cosy and tranquil place to relax and unwind. An understairs cupboard provides ample storage.

The open plan kitchen diner is well sized and perfect for daytime living and entertaining. The kitchen is fitted with shaker style wall and base units and benefits from integral appliances including gas hob with extractor over, electric oven, and dishwasher while space is provided for a washing machine and fridge freezer. Double patio doors lead out onto the rear patio allowing for an indoor outdoor feel.

To the first floor, the well sized master bedroom benefits from fitted wardrobes and ample space for furniture.

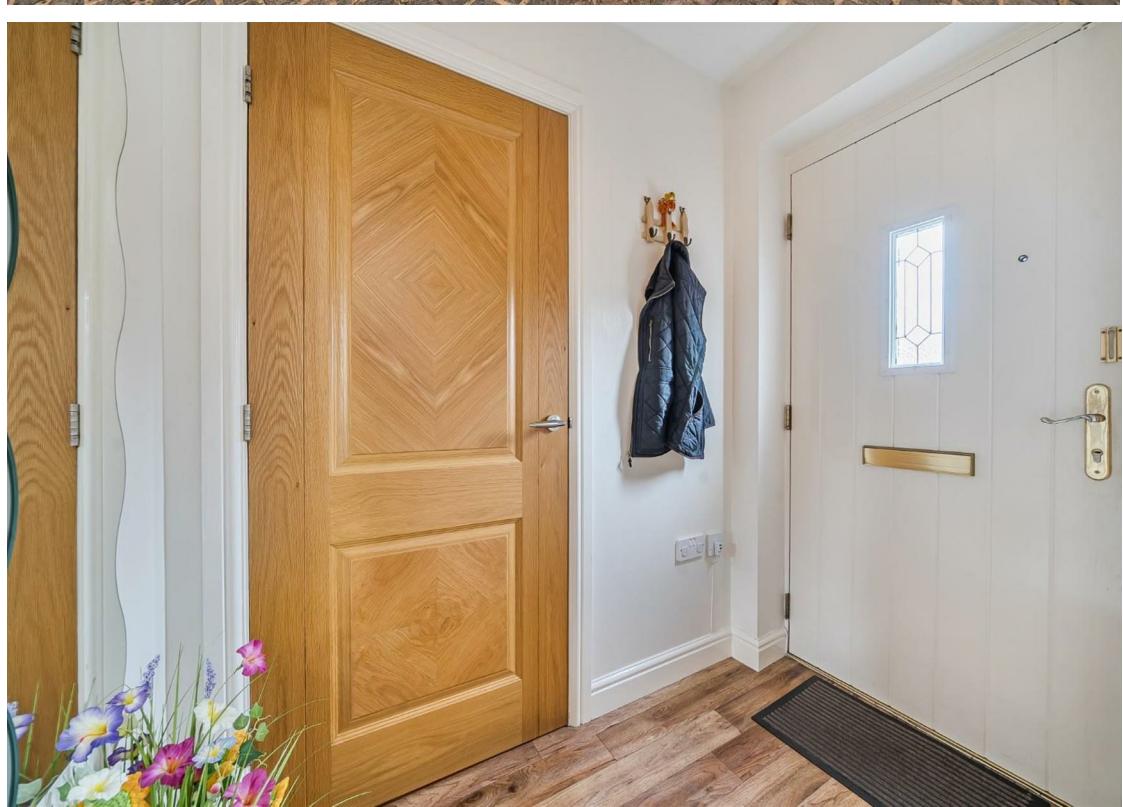
Bedroom two is another well sized room with a window to the front allowing for natural light to flow in, and bedroom three is a well sized single overlooking the rear garden.

The house bathroom is comprised of a three piece white suite including bath with shower attachment, low level w/c and wash hand basin.

Externally, a landscaped garden with cobbled patio features beautiful stone walls and fenced boarders. The property benefits from a garage with driveway, plus an additional off road parking space.

Barkston Ash is a charming village to the south of Tadcaster which allows for convenient access onto the A64 and A1(M). The idyllic village has a highly respected primary school, two popular public houses, walking routes, a Catholic Church. The nearby town of Tadcaster enjoys a wide range of day-to-day amenities and the property is also well placed for commuter access into Leeds and York via Church Fenton railway station.

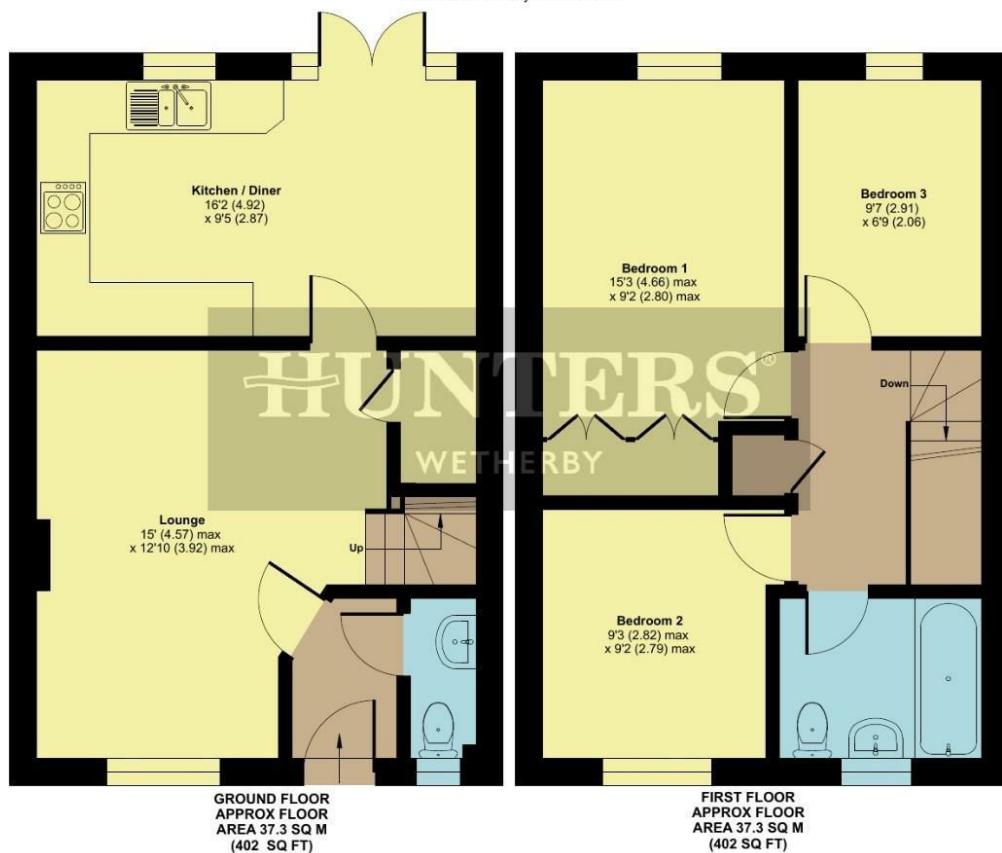




# Church Street, Barkston Ash, Tadcaster, LS24

Approximate Area = 804 sq ft / 74.6 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 37.3 SQ M  
(402 SQ FT)

FIRST FLOOR  
APPROX FLOOR  
AREA 37.3 SQ M  
(402 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.  
Produced for Hunters Property Group. REF: 1402333



Certified  
Property  
Measurer

## Viewings

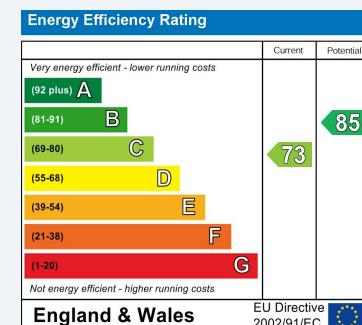
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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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