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Ryther Road, Ulleskelf, Tadcaster, LS24 9DY

Asking Price £200,000

Park Row



Lounge

5.344m x 6.116m (17'6" x 20'1")

The lounge is an inviting space filled with natural light from multiple windows, including a bay window area that adds charm and extra space. The room is carpeted in a soft neutral shade and features comfortable seating arranged for relaxation and conversation. A modern electric fireplace serves as a focal point, surrounded by subtle décor and simple furnishings that enhance the bright and airy feel of the room. Neutral curtains frame the windows, complementing the calm colour palette of the walls and carpet.



Dining Area

5.344m x 6.116m (17'6" x 20'1")

The dining area is a cosy nook with a wooden table and four chairs set against a backdrop of light walls and carpet. Natural light streams through the adjacent window, enhancing the fresh and welcoming atmosphere. Curtains match those in the lounge, creating a sense of continuity in this open-plan space. This area is perfect for intimate meals or casual dining, with simple décor that keeps the focus on comfort and function.



Kitchen

5.344m x 6.116m (17'6" x 20'1")

The kitchen is a practical and well-organised space featuring cream cabinetry with sleek silver handles and wooden-effect worktops that add warmth. Appliances

include a built-in oven and gas hob, with a tiled splashback behind the hob. The layout maximises space efficiency, with ample cupboard and countertop area, including a stainless steel sink positioned beneath a window that floods the room with natural light. Flooring is a wood-style vinyl, offering durability and ease of maintenance. An internal door leads through to the dining area, enhancing the flow of the home.



Utility

5.344m x 6.116m (17'6" x 20'1")

The utility room is a functional space featuring wall and base units matching those in the kitchen, with a wood-effect work surface and a stainless steel sink under a window that provides natural light. The room benefits from a rear access door, allowing for easy entry and exit, and is finished with practical vinyl flooring that complements the kitchen area.

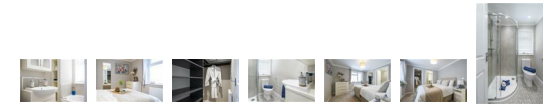


Bedroom One

5.344m x 6.116m (17'6" x 20'1")

Bedroom 1 is a bright and comfortable room decorated in soft neutral tones with carpet underfoot. It features a double bed flanked by bedside tables and enjoys plenty of natural light from a large window. This bedroom benefits from a walk-in wardrobe with built-in shelving, providing excellent storage space. An en-suite shower room adds

convenience, fitted with a modern shower cubicle, WC, and wash basin, all finished in neutral tones with patterned floor tiles and a window with blinds for privacy.



Bedroom Two

5.344m x 6.116m (17'6" x 20'1")

Bedroom 2 is another well-proportioned bedroom with a double bed, bedside cabinets, and a window with natural light. The room is carpeted and decorated in neutral shades, offering a calm and restful environment. It is an adaptable space suitable for guests, family, or use as a second bedroom.



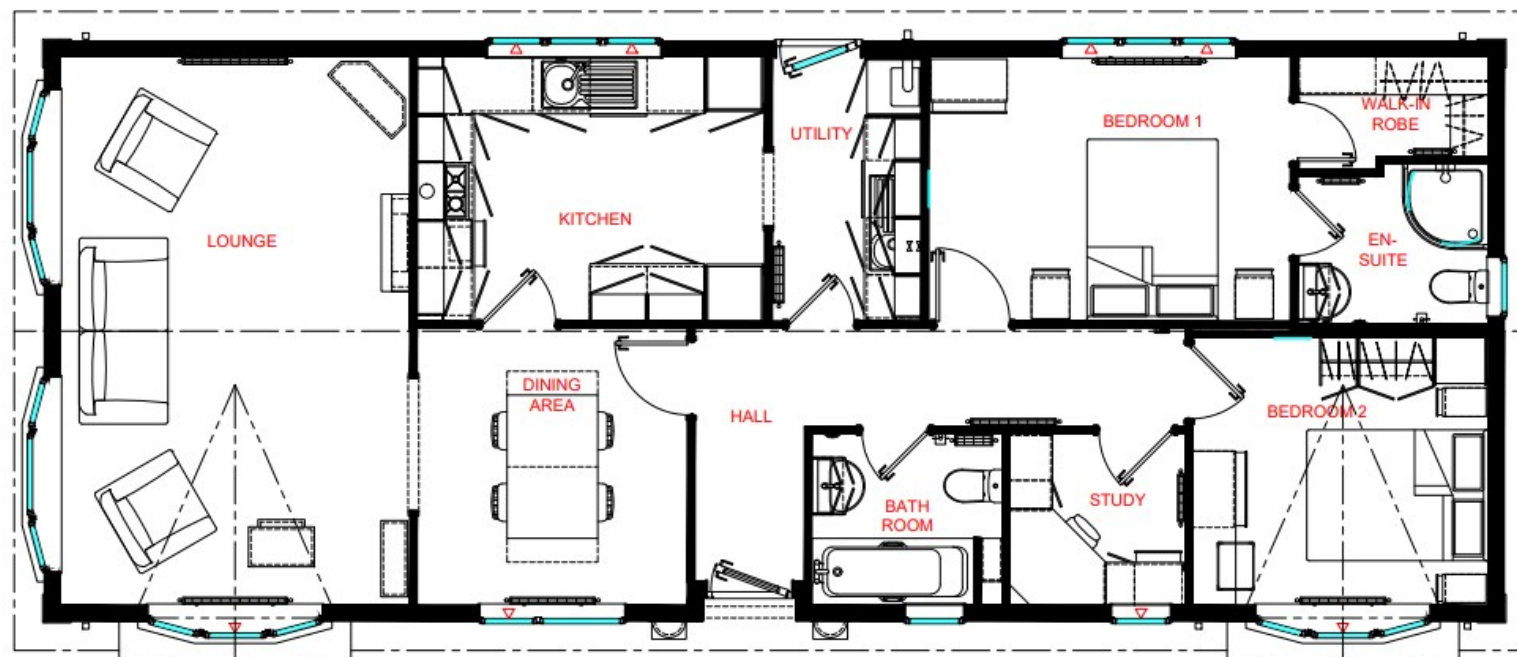
Bathroom

5.344m x 6.116m (17'6" x 20'1")

The bathroom is tastefully fitted with a white suite including a bath with shower over, a vanity sink unit with storage, and a WC. Neutral tiling with a subtle pattern complements the light decor, while a window with blinds offers privacy and natural light. Practical shelving beside the sink provides useful storage space for toiletries.







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PARK OWNER: APPROXIMATE DIMENSIONS
Please note that the following overhang dimensions will need
to be considered in order to comply with the spacing
requirements of the 'Model Standards - 2008' on your park
Overall Wall Length Including Roof & Windows = 15.940m
Overall Wall Width Including Roof & Windows = 7.074m
Maximum Transport Width = 3.587m
Maximum Transport Height = 4.400m

Chassis Size 15.240m x 6.012m (50' x 20')

Middleton 2DB Utility & Study

Omar Park Homes Ltd Std Plan 3824

Overall Wall Dimensions - 15.344m x 6.116m (50'-5" x 20'-1")

No:	Revision:	Date:	Date:		
			Scale:	1:50	
			Drawn By:		
			Drawing No:		

This home is designed in accordance with BS 3432

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