



COUNCIL TAX
Band E (from internet enquiry)

SERVICES
We understand mains water, electricity, gas and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared August 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TENURE
Freehold

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Ulleskelf ~ Brimar House, Main Street, LS24 9DU

A deceptively spacious four-bedroom detached house providing excellent family accommodation, available with no onward chain. Situated in the village of Ulleskelf with access to rail links and located between Tadcaster and Sherburn in Elmet.

- Spacious open plan lounge with dining area
- Conservatory extension to the rear
- Downstairs wc
- Kitchen and Integral Garage
- 4 generous sized bedrooms
- Oil central heating
- Village location

£420,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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Summary

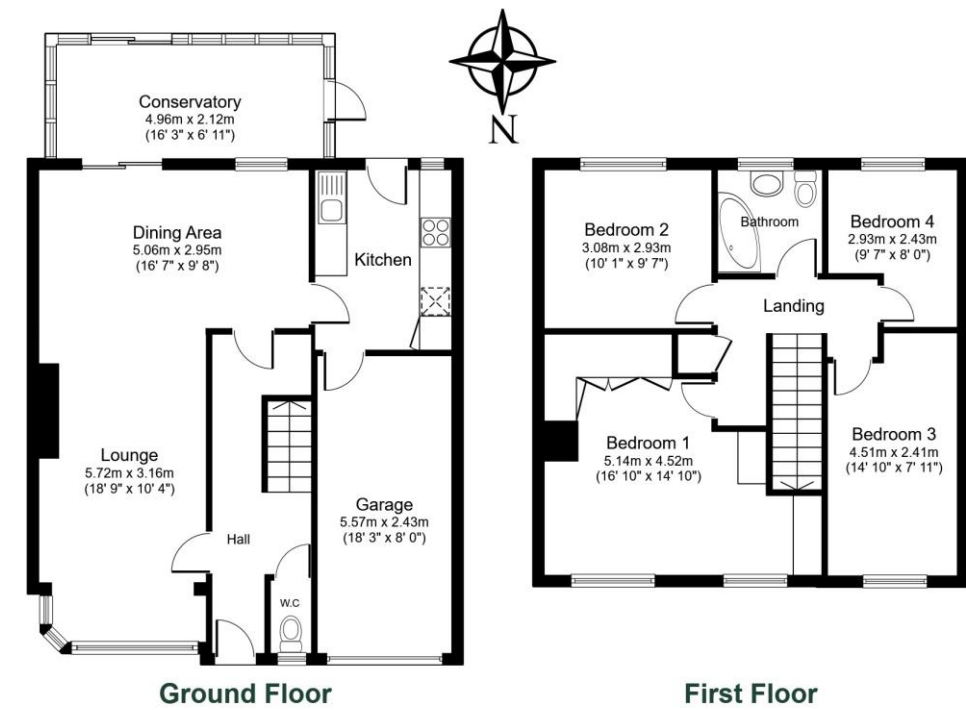
A deceptively spacious four-bedroom detached house providing excellent family accommodation, available with no onward chain. Situated in the village of Ulleskelf with access to rail links and located between Tadcaster and Sherburn in Elmet. Oil central heating is installed and windows in part are triple glazed.

On the ground floor, entrance hall with downstairs w.c. A spacious lounge with dining area, in turn gives access to a conservatory and kitchen together with integral garage.

On the first floor, there are four good sized bedrooms. The principal bedroom enjoys fitted wardrobes, drawers and dressing table and provides potential for an en-suite shower room. A white three-piece bathroom suite completes the first-floor accommodation.

To the outside, a block paved driveway provides off-road parking for several vehicles, in turn giving access to an integral garage with roller shutter doors and oil-fired central heating boiler. The rear garden is enclosed and comprises patio area with lawn and borders.

The village of Ulleskelf lies south of the River Wharfe between Ryther and Kirby Wharfe, some 4 miles from Tadcaster and 5 miles from Sherburn in Elmet. Served by a Post Office and Garage. In addition, there is a Methodist Church, Anglican Church and children's playground. For the commuter there is access to the A64 trunk road at Tadcaster linking the A1 and Motorway networks. Situated on the York/Leeds line there is also a rail connection on the edge of the village, which is within the catchment area for Tadcaster Grammar School.



Total floor area 140.0 sq.m. (1,507 sq.ft.) Approx (Including Garage)

