

Park Row



Ash Tree Garth, Barkston Ash, Tadcaster, LS24 9ET

Offers In Excess Of £450,000



****IMPRESSIVE DETACHED BUNGALOW**TWO DOUBLE BEDROOMS AND HAS POTENTIAL FOR MORE**DETACHED DOUBLE GARAGE**DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES**SPACIOUS GARDENS TO THE FRONT AND REAR**NO UPWARD CHAIN**SUN ROOM**EN-SUITE TO BEDROOM ONE**LOTS OF POTENTIAL**EPC RATING D**COUNCIL TAX BAND F****

Situated in the sought after village of Barkston Ash, this impressive detached bungalow briefly comprises; spacious entrance hallway, kitchen, dining room, lounge, snug, sun room, two double bedrooms, en-suite to bedroom one, detached double garage, spacious driveway with space for multiple vehicles, spacious gardens to the front and rear and the property is offered with no upward chain!!

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO THURSDAY, 5.00PM FRIDAYS, AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Entrance is through a black composite door with decorative glass inserts and two uPVC double glazed full length windows either side leading into;

ENTRANCE HALLWAY

14'8" x 10'7" (4.49 x 3.23)



Has two built in cupboards with white wooden shaker-style doors which are a great space for storage, a further built in cupboard with more space for storage, central heating radiator and multiple doors leading off into;

KITCHEN

15'1" x 9'10" (4.61 x 3.01)



Has a uPVC double glazed bay-style window to the front elevation, wall and base units with white shaker-style cupboard doors, roll-edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, half tiled walls, fully tiled splashback, space and plumbing for washing machine, space and plumbing for dishwasher, built

in double oven, four ring hob with extractor fan over, integral fridge, integral freezer, cupboard which houses the boiler, central heating radiator and a uPVC door with a decorative glass insert leading out to the side of the property.



DINING ROOM

16'10" x 10'5" (5.14 x 3.2)



Has a uPVC double glazed window to the side elevation and a central heating radiator.

LOUNGE

20'9" x 13'10" (6.34 x 4.22)



Has a bay-style uPVC double glazed window to the front elevation, built in media unit with space for a television, electric decorative fireplace set within the wall, television points, telephone points and spotlights to the ceiling.



SNUG

11'10" x 8'10" (3.61 x 2.70)



Has television points, central heating radiator and an open archway leading into;

SUN ROOM

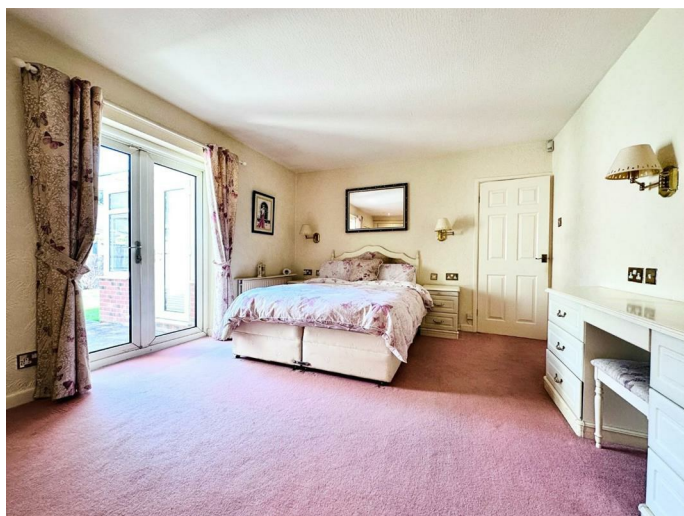
13'2" x 8'9" (4.03 x 2.68)



Has a perimeter dwarf wall surrounding with uPVC double glazed windows above to all three sides, solid roof, central heating radiator and a uPVC double glazed double door giving access to the rear garden.

BEDROOM ONE

14'11" x 11'9" (4.57 x 3.60)



Has uPVC double glazed double doors giving access to the rear garden, built in wrap around cupboards/wardrobes with white shaker-style doors and they are an amazing space for storage, central heating radiator and a door leading into;



ENSUITE

6'0" x 5'4" (1.84 x 1.65)



Has an obscure glass uPVC double glazed window to the side elevation, close coupled w/c, rectangular hand basin set within a white gloss vanity unit and has chrome taps over, walk in shower with mains waterfall shower attached above and a glass shower screen, LED mirror to the wall, spotlights to the ceiling, fully tiled floor to ceiling, extractor fan to the side elevation and a chrome heated towel rail.

BEDROOM TWO

11'11" x 9'9" (3.64 x 2.98)



Has a uPVC double glazed window to the front elevation, central heating radiator and full length built in wardrobes with mirrored sliding doors.

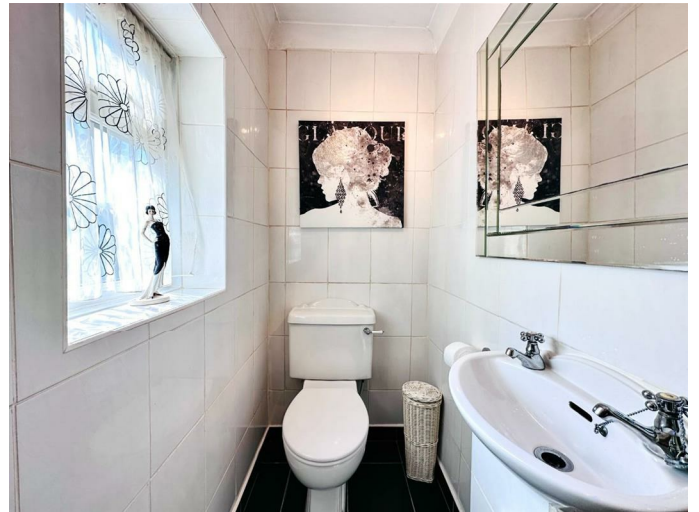


FAMILY BATHROOM
8'7" x 6'9" (2.62 x 2.08)



Has an obscure glass uPVC double glazed window to the rear elevation and a white suite comprising; close coupled w/c, fully tiled hexagonal LED built in bath with chrome taps over and a further shower attachment over, close coupled w/c, rectangular hand basin with chrome taps over sat within a white gloss vanity unit, wall in shower with mains waterfall shower attachment above and a glass shower screen, fully tiled floor to ceiling, LED mirrored vanity unit to the wall, spotlights to ceiling and a chrome heated towel rail.

W/C



Has an obscure glass uPVC double glazed window to the side elevation and a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, chrome heated towel rail and fully tiled floor to ceiling.

EXTERIOR

FRONT



To the front of the property there is a perimeter stone built dwarf wall, block paved driveway with space for multiple vehicles, curved block paved pedestrian pathway leading to the entrance door and along the front of the property, borders filled with plenty of mature shrubs/bushes, plenty of mature trees, porch over entrance door, perimeter conifer hedging to all three sides and the rest is mainly laid to lawn.



LEFT HAND SIDE

To the left hand side of the property the block paved driveway that leads from the front of the property to the entrance of the detached double garage, pedestrian access gate leading to the rear entrance and a door leading into the kitchen.

RIGHT HAND SIDE

To the right hand side there is a paved pedestrian pathway leading to the rear garden.

DETACHED DOUBLE GARAGE

Has a white electric door, power, lighting and is a great space for storage and has potential to be a gym.

REAR



Can be accessed from the front down either side of the property or through the double doors in both bedroom one and the conservatory where you will step out onto; a paved area with space for seating, borders filled with decorative stones, plenty of beautiful mature bushes/trees, perimeter wooden fencing to all three sides and the rest is mainly laid to lawn.



TENURE AND COUNCIL TAX


The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with



this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 9.00am to 5.00pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199


PONTEFRACT - 01977 791133

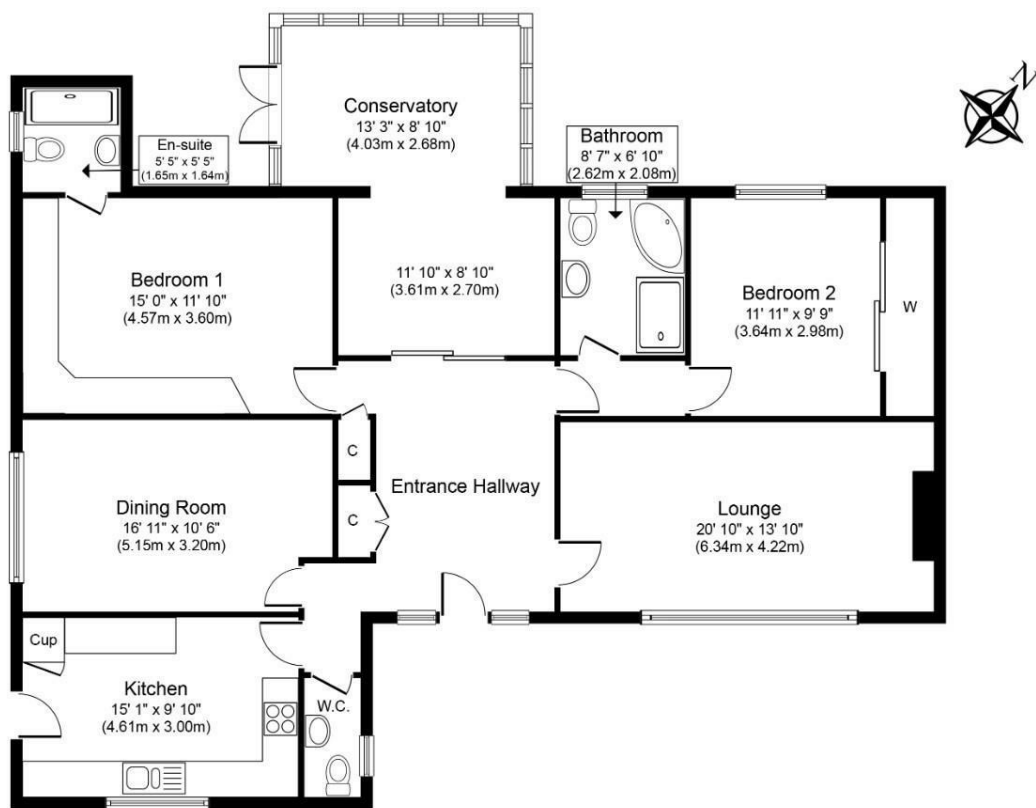
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





Approximate Floor Area
1,476 sq. ft.
(137.1 sq. m.)

Approx. Gross Internal Floor Area 1,476 sq. ft. (137.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	75
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC