

Park Row



Wheatdale Road, Ulleskelf, Tadcaster, LS24 9UG

Offers In Excess Of £210,000



****SEMI-DETACHED**TWO BEDROOMS**OFF STREET PARKING**ENCLOSED REAR GARDEN**OPEN PLAN KITCHEN/DINING ROOM**PERFECT FOR FIRST TIME BUYERS**OPEN FIELDS TO THE REAR****

Nestled in the charming Wheatdale Road of Ulleskelf, Tadcaster, this delightful semi-detached house offers a perfect blend of comfort and convenience. Close proximity to the railway station, which is approximately a 5min walk from the property and has regular passenger service to York (9 minutes) and Leeds (25minutes).

As you step inside, you are greeted by a lounge, ideal for relaxing or entertaining guests. The property boasts two inviting bedrooms, making it an ideal choice for first-time buyers or small families looking for a peaceful abode.

One bathroom ensures convenience for all residents, while the open plan kitchen and dining area is a highlight of this home. Imagine preparing delicious meals in the well-equipped kitchen while enjoying the view of the enclosed rear garden.

The property also offers off-street parking for a couple of vehicles, a rare find in this area, ensuring you never have to worry about parking space. The enclosed rear garden provides a oasis, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

What sets this property apart is its secluded location, tucked away in the corner of the street with open fields to the rear, offering a tranquil and picturesque setting.

Don't miss the opportunity to make this charming semi-detached house your new home in the heart of Ulleskelf.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter via a blue composite door with two double glazed diamond-shaped lead beading windows which leads into;

PORCH

Double glazed window to the side elevation and an internal door which leads into;

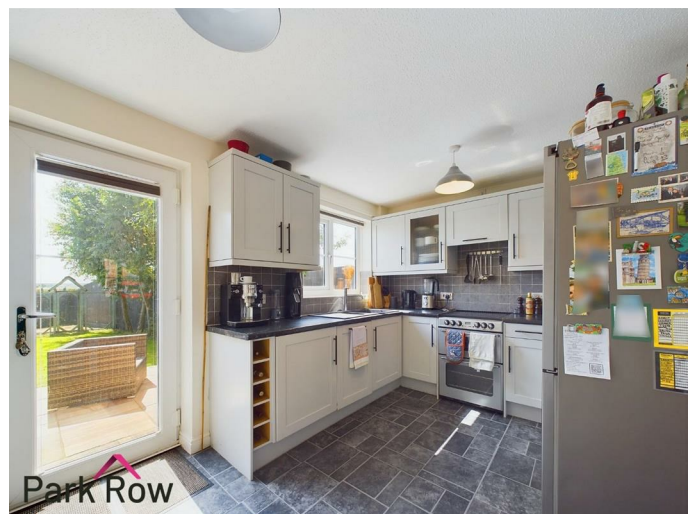
LOUNGE



Double glazed window to the front elevation, stairs which lead up to the first floor accommodation with wooden spindles and balustrade, decorative electric fire set within a fireplace with a tiled hearth, electric under floor heating, which is centrally controlled. electric point for a television, broadband points, electric radiator, doors leads into understairs cupboard for storage and an internal door with single glazed inserts which leads into;



KITCHEN



Double glazed window to the rear elevation, white wooden shaker-style wall and base units, roll-edge laminate worktop

with tiled splashbacks, space for a freestanding cooker with a built in extractor fan over, one and a half drainer sink with chrome taps over, integral dishwasher, integral washing machine, space for a freestanding fridge/freezer, electric radiator and a double glazed door which leads out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

Loft access and internal doors which lead into;

BEDROOM ONE



Double glazed window to the rear elevation, electric radiator and grey wooden panelling creating a feature wall.



BEDROOM TWO



Double glazed window to the front elevation, built in wardrobes with mirrored sliding doors, a door which leads into a cupboard plus a electric radiator.



FAMILY BATHROOM



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with a mains shower above plus a glass shower screen, mirrored unit with storage, fully tiled floor to ceiling and a electric radiator.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for a couple of vehicles, a paved pathway which leads to the entrance, decorative block paved area, border filled with mature shrubs and bushes plus a further paved pathway which leads to a pedestrian gate which gives access to the rear garden.

REAR



Accessed via the gate from the front of the property or through the door in the kitchen/dining room where you will step out onto; a paved area with space for seating, a gate to the bottom which leads to an area filled with decorative stones, a paved stone pathway which leads to the gate, various mature trees all along the garden, perimeter fencing to all three sides and the rest is mainly laid to lawn.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council
Tax Banding: B

Please note: The Tenure, Local Authority and 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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: N/A
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 4/5G

Please note: The Utilities, Broadband and Mobile Coverage 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, Weds, Thurs and Fri - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

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

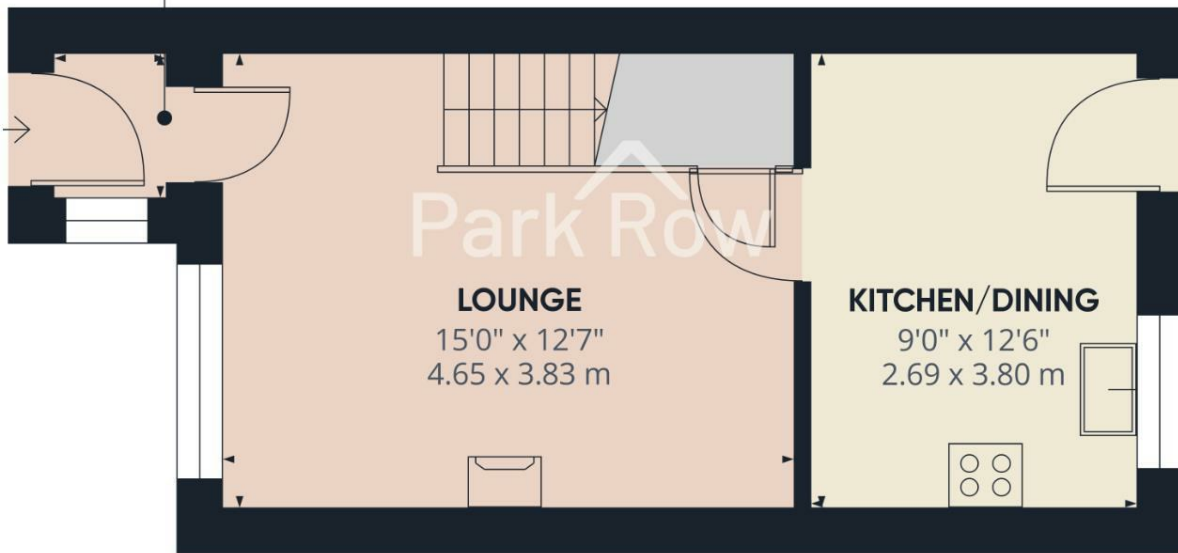
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.



PORCH
3'0" x 4'0"
1.03 x 1.23 m



Approximate total area⁽¹⁾
325.93 ft²
30.28 m²

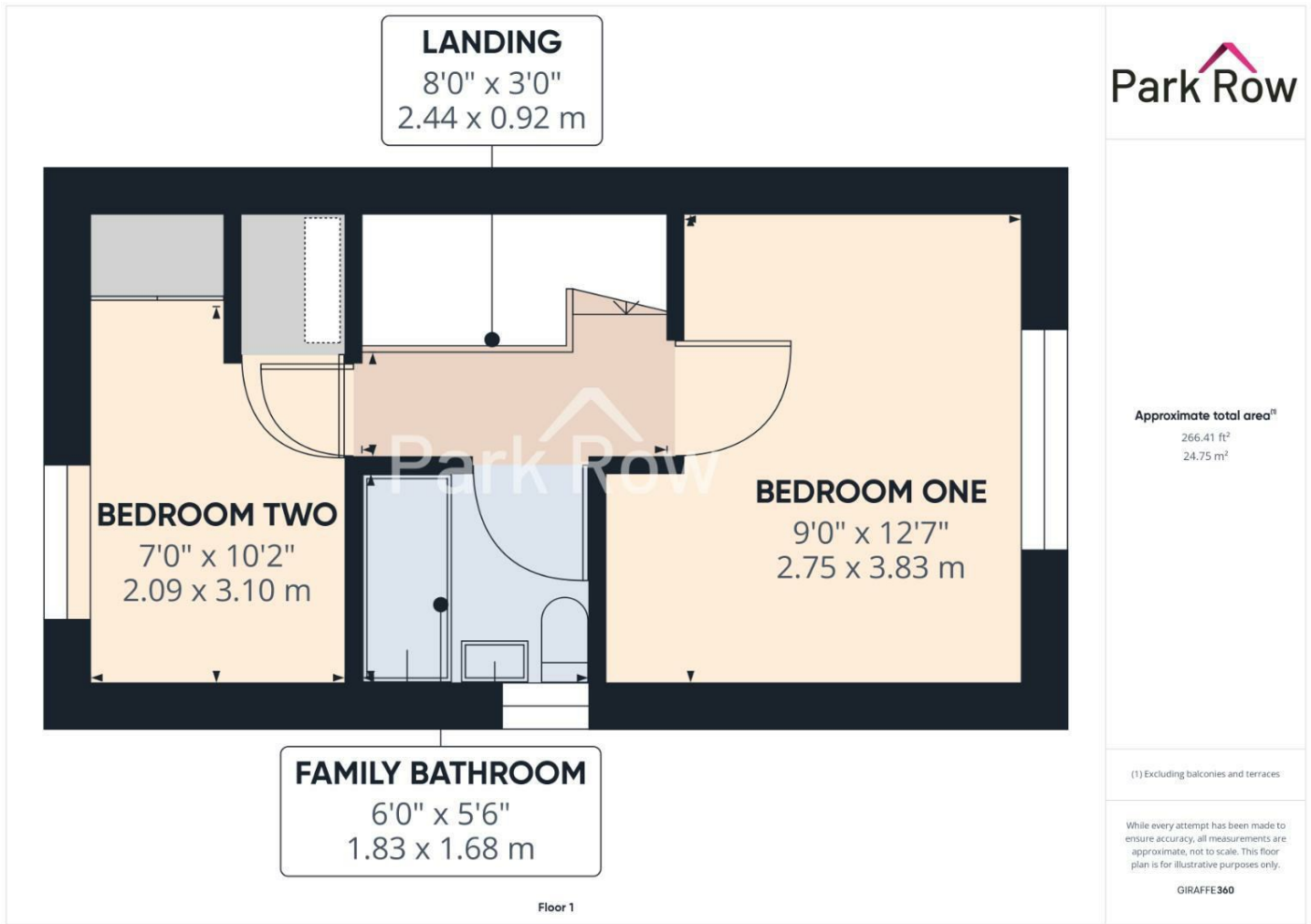
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



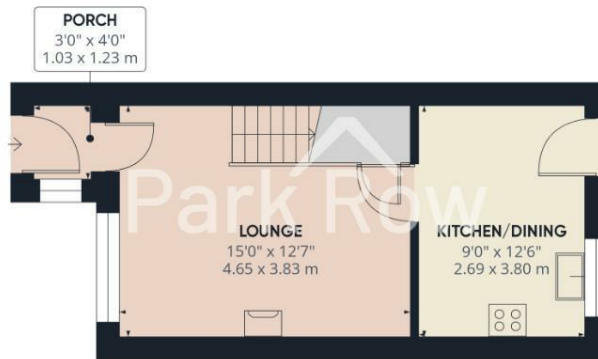




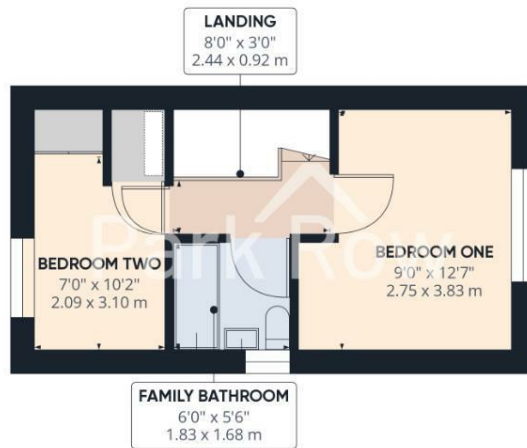
Map data ©2024

Map data ©2024 Google

Map data ©2024 Google



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
592.34 ft²
55.03 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

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		02-10 A	
81-91 B		11-20 B	
69-80 C		21-30 C	
55-68 D		31-40 D	
49-54 E		41-50 E	
45-48 F		51-60 F	
39-44 G		61-80 G	
35-38			
1-34			
All energy efficient - higher ranking score		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC