

Park Row



Ryther, Tadcaster, LS24 9EP

£550,000



****EXTENDED SEMI DETACHED**CHARACTER FEATURES**SUBSTANTIAL PLOT WITH PARKING FOR 8/12 CARS**FIVE BEDROOMS**GROUND FLOOR BATHROOM**ENSUITE TO BEDROOM ONE**UTILITY**PADDOCK****

Nestled in the charming village of Ryther, Tadcaster, this extended semi-detached house offers a delightful blend of character and modern living. Spanning an impressive 1,751 square feet, the property boasts five spacious bedrooms, making it an ideal family home. The ground floor features an inviting reception room with multi fuel burner, perfect for both relaxation and entertaining guests. The property is designed with convenience in mind, featuring a well-appointed ground floor bathroom and an ensuite bathroom attached to the master bedroom, ensuring comfort for all residents. The utility room adds to the practicality of the home, providing additional space for laundry and storage. Set on a substantial plot, this residence offers ample parking for 8 to 10 vehicles, a rare find that will surely appeal to those with multiple cars or visiting guests. The outdoor space includes a paddock of approximately 3/4 of an acre, providing a unique opportunity for gardening enthusiasts or those wishing to keep small animals. With its character features and generous living space, this property is not just a house; it is a home that promises a lifestyle of comfort and convenience. Ryther is a picturesque village, offering a peaceful retreat while still being within easy reach of local amenities and transport links. This property is a must-see for anyone seeking a spacious family home in a tranquil setting.

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 through a woodgrain double glazed door with two glass panels within and a courtesy light which leads into:

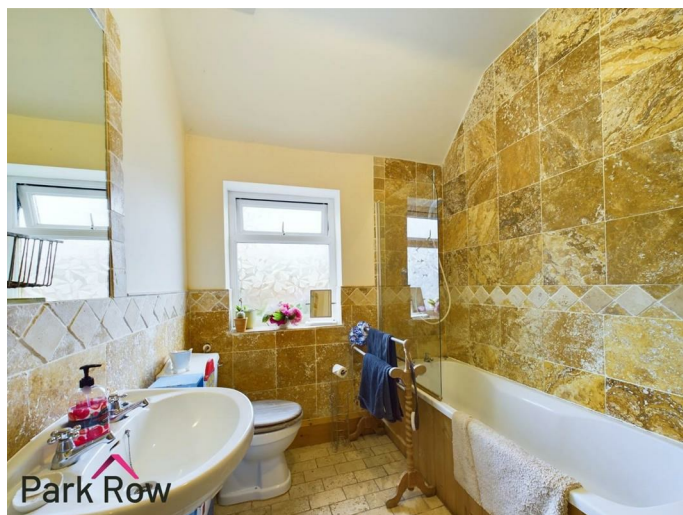
ENTRANCE HALLWAY

4'9" x 6'5" (1.46 x 1.98)

Central heating radiator and with an internal door which leads into;

FAMILY BATHROOM

6'10" x 8'11" (2.10 x 2.74)



Obscure double glazed window to the front elevation and a white suite comprising: panel bath with chrome taps over and mains shower above with glass shower screen, low level w/c, handbasin with chrome tap over and a built in mirror above, extractor fan to the ceiling and is fully tiled around the bath area and half tiled around the w/c and handbasin area.

BEDROOM THREE

13'9" x 8'11" (4.21 x 2.74)



Double glazed window to the front elevation, central heating radiator and a useful storage cupboard.

BEDROOM TWO

11'10" x 12'4" (3.61 x 3.78)



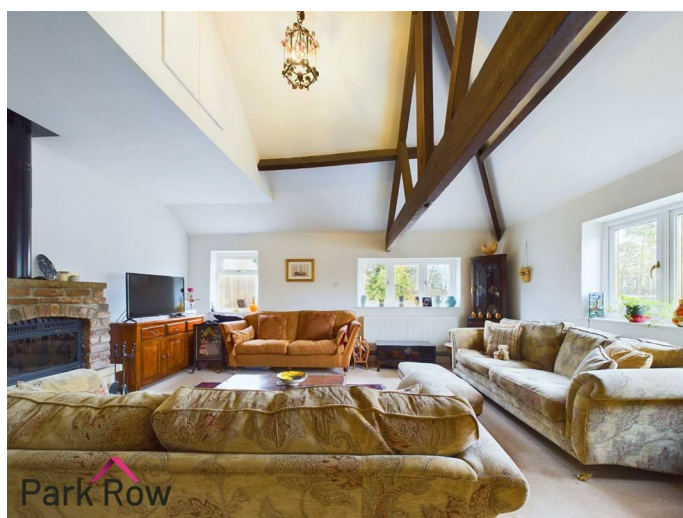
Two double glazed windows to the front elevation and side elevation and a central heating radiator.

LOUNGE

17'7" x 18'9" (5.36 x 5.74)



Double glazed window to the front elevation and two double glazed windows to the rear elevation, two central heating radiators, multi fuel burner set within a brick built surround with stone flagged hearth, wooden beams to the ceiling and a door which leads into:



KITCHEN

19'4" x 18'2" (5.91 x 5.55)



Double glazed window to the rear elevation and one which

looks into the utility room, wooden wall and base units in a country style finish with wicker storage baskets, wooden worktops. sunken Belfast sink with chrome mixer tap over, space and plumbing for washing machine and a dishwasher, central heating radiator, space for freestanding fridge/freezer, space for a gas range cooker, multi fuel burner set within a brick fireplace and tiled hearth, space for dining table and chairs, wooden beams to the ceiling, stone flooring and has two steps which leads to the stairs which has wooden balustrade and spindles which leads up to the first floor accommodation and a double glazed external door with two glass panel inserts which lead you into:



UTILITY

5'7" x 8'6" (1.72 x 2.61)

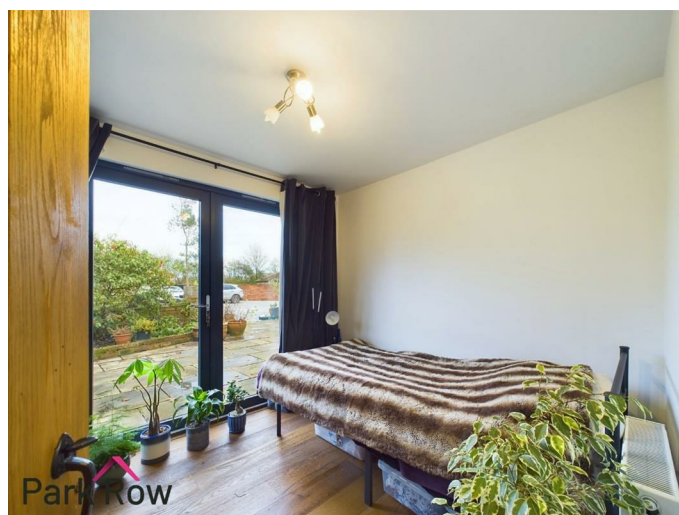
Velux window to the ceiling and has space for a freestanding fridge/freezer and tumble drier, double glazed external door with two glass panel inserts leads to the rear elevation and a corridor leads you into the inner hallway.

INNER HALLWAY

Double glazed window to the rear elevation and has space for storage and a door which leads into a further hallway which has a double glazed window to the side elevation and has internal doors leading off:

BEDROOM FIVE

9'0" x 8'4" (2.75 x 2.55)



Double glazed double doors which lead out to the rear and a central heating radiator.

BEDROOM FOUR

8'11" x 11'10" (2.74 x 3.62)



Double glazed double doors which lead out to the rear and a central heating radiator.

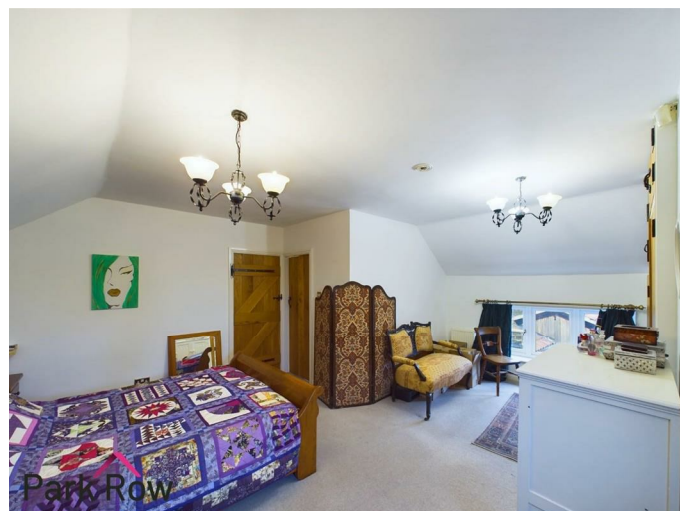
FIRST FLOOR ACCOMMODATION

LANDING

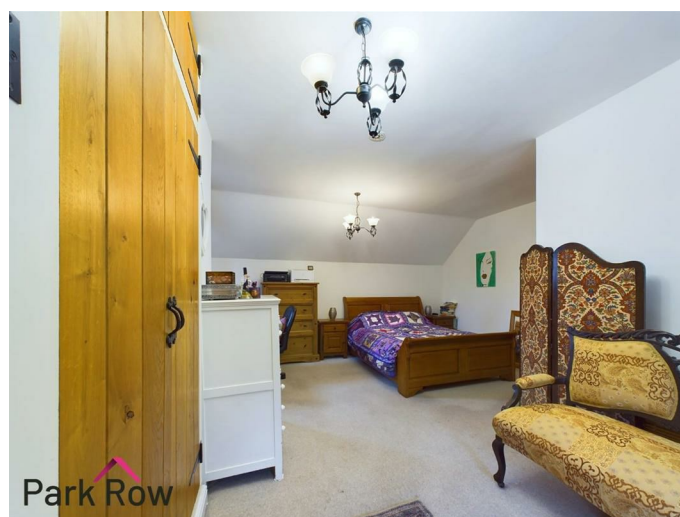


Loft access, Velux window, exposed brickwork to one wall and a door which leads into:

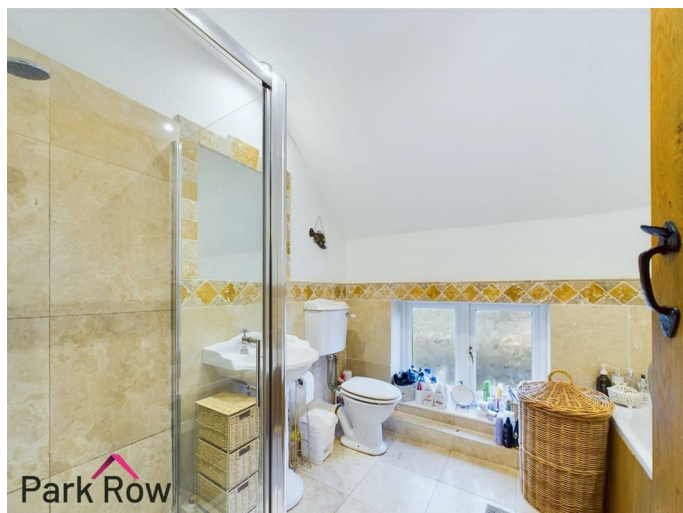
BEDROOM ONE



Double glazed window to the front elevation and one to the rear elevation, two central heating radiators, two built in wardrobes both with overhead storage and a door which leads into:



ENSUITE



Obscure double glazed window to the rear elevation and has a white suite comprising: with chrome tap over and handheld shower attachment, pedestal handbasin with chrome taps over and built in mirror above, low level w/c, shower cubicle with mains shower and glass shower screen, white heated towel rail, spotlights to the ceiling, fully tiled within the shower cubicle and half tiled to remaining walls and with a fully tiled floor.

EXTERIOR

FRONT



Accessed via wooden vehicular access gates where you will find a substantial gravelled area with adequate parking for multiple vehicles and takes you to the front entrance door, further gravelled area with space for log storage and a wooden gate which leads out into the paddock.





REAR



Accessed from the front of the property, the double doors in bedroom four and five or the door in the utility room where you will step out onto: a flagged area with plenty of space for seating and a gravelled area with further space for seating, borders filled with mature shrubs and plants





PADDOCK



Approximately 3/4 acres and is accessed via a wooden gate and has a concrete driveway which leads to a storage shed which has power and lighting and is currently being used as a gym. There are established trees to the perimeter with some perimeter fencing.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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: LPG

Sewerage: Septic Tank - shared with neighbour

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.

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.

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



Floor 0

Approximate total area[®]

1436.12 ft²
133.42 m²

Reduced headroom

8.3 ft²
0.77 m²

(1) Excluding balconies and terraces

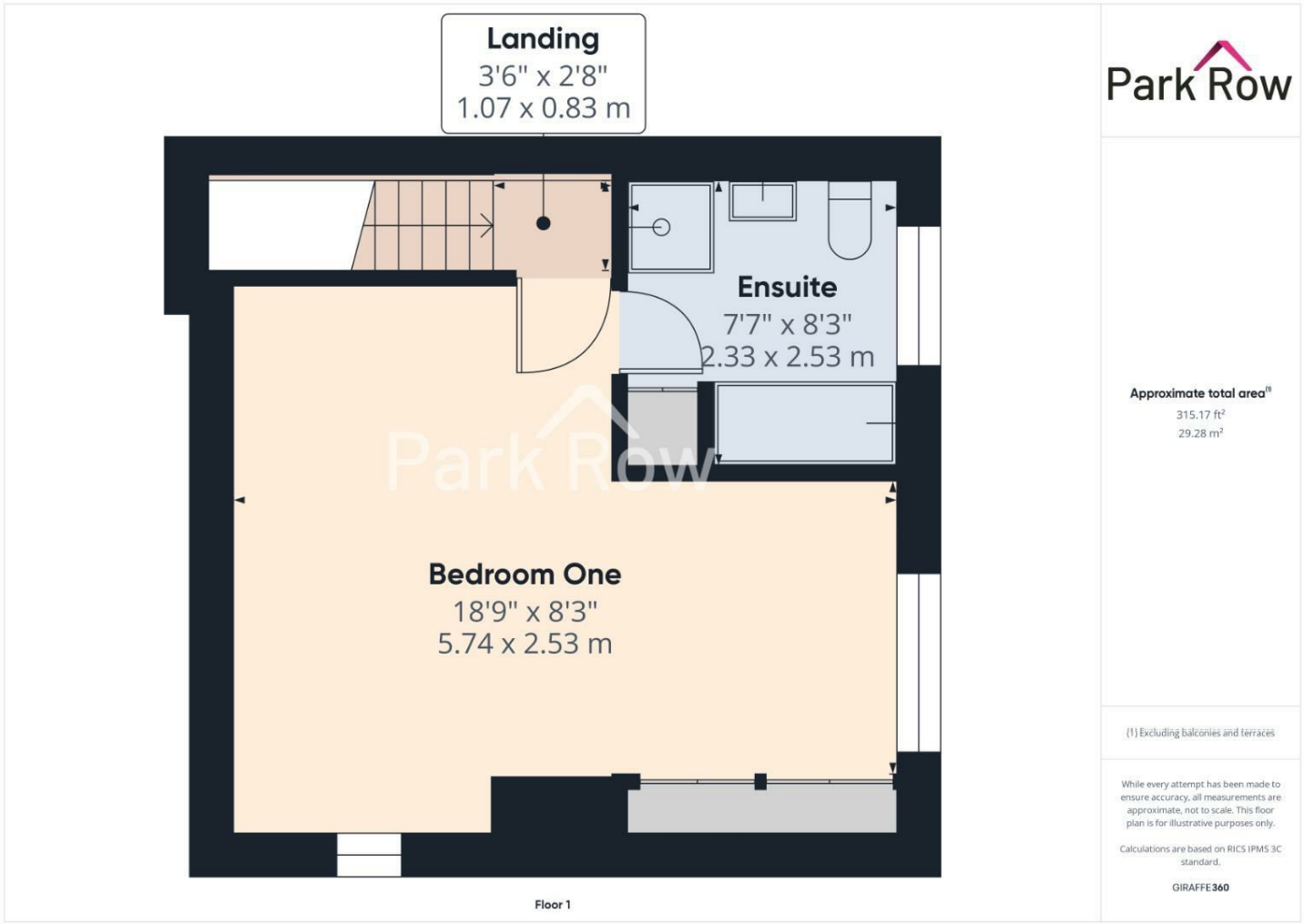
Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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