

Park Row



The Stables, Towton, Tadcaster, LS24 9SU

£475,000



****STONE BUILT DETACHED FAMILY HOME**FOUR BEDROOMS**GARAGE**DRIVEWAY**BEAUTIFUL GARDENS**ORANGERY**DOWNSTAIRS W/C**EN-SUITE**UTILITY AREA**SOUGHT AFTER VILLAGE LOCATION**VERY WELL PRESENTED THROUGHOUT**EV CHARGING POINT**HIGH RESOLUTION CCTV INSTALLED****

Nestled in the historic and highly sought-after village of Towton, Tadcaster, The Stables is a charming detached stone-built family home that offers both comfort and elegance. This beautifully presented property boasts four spacious bedrooms, including a modern en-suite bathroom attached to the master bedroom, ensuring a private retreat for the homeowners.

An undoubtedly stunning orangery, which features bi-fold doors that seamlessly connect the indoor space to the picturesque rear garden. This inviting area is perfect for entertaining guests or simply enjoying the tranquil surroundings. The garden itself is a delightful oasis, adorned with various mature trees and bushes, providing a serene backdrop for outdoor activities.

In addition to the generous living space, the property includes a well-appointed downstairs w/c and a utility area, enhancing the practicality of family living. The modern family bathroom is designed with contemporary fixtures, ensuring comfort for all residents.

The Stables also benefits from a detached garage and a driveway at the front, offering ample parking space. The beautifully landscaped gardens at both the front and rear of the property further enhance its appeal, making it a perfect family home.

This delightful residence combines modern living with the charm of a historic village, making it an ideal choice for those seeking a peaceful yet vibrant community. With its impressive features and prime location, The Stables is a property not to be missed.

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 sage green composite door with a double glazed sage green frosted glass window to the right hand side which leads into;

ENTRANCE HALLWAY

Stairs which lead up to the first floor accommodation with white wooden balustrade and spindles, internal doors which lead into the w/c and the lounge, stone tiled flooring and an open archway which leads into;

KITCHEN/DINER

17'8" x 18'9" (5.39 x 5.72)



Double glazed bay-style window to the front elevation with built in wooden shutters, white shaker-style wall and base units surrounding with built in LED lighting to some, built in oven, five ring gas hob with a built in extractor fan over and tiled splashback, space and plumbing for a dishwasher, roll-edge worktops, one and a half stainless steel drainer sink with chrome taps over set within the worktop, an island to the centre which matches the kitchen units with space for seating, wine cooler within the island, LED lighting pendant above the island, LED spotlights to the ceiling, two central heating radiators, a door which lead into a storage cupboard, space for a dining table and chairs and an open doorway which leads through to;





LOUNGE
18'7" x 11'0" (5.68 x 3.37)



UTILITY AREA

This is a section within the open plan kitchen/dining room and includes; base units and worktop to match the kitchen, space and plumbing for a washing machine and houses the boiler.

A double glazed window to the front elevation, log burner set within a slate tiled alcove with a wooden beam above, electrics for a wall mounted television, decorative wooden beam to the ceiling, LED spotlights to the ceiling, central heating radiator and an open doorway which leads into;





elevation, a double glazed lantern sky-light to the ceiling allowing in floods of light, a decorative exposed brick wall, central heating radiator and an aluminium double glazed bi-fold door which leads into the rear garden.

DOWNSTAIRS W/C

4'5" x 3'6" (1.35 x 1.07)



An obscure double glazed window to the front elevation with built in wooden shutters and includes a white suite comprising; a close coupled w/c with a concealed cistern set within the wall, hand basin set within a light grey wooden unit plus light grey decorative panelling surrounding.

FIRST FLOOR ACCOMMODATION

LANDING

12'4" x 8'7" (3.77 x 2.63)

A double glazed window to the rear elevation, loft access, a door which leads into a storage cupboard, LED lights to the ceiling and further internal doors which lead into;

ORANGERY

10'8" x 8'2" (3.26 x 2.51)



BEDROOM ONE

11'9" x 11'0" (3.59 x 3.37)



Three aluminium double glazed windows to the rear

A double glazed window to the rear elevation, built in light

grey shaker-style wardrobes, light grey decorative wooden panelling to the wall, a central heating radiator, LED spotlights to the ceiling and an internal door which leads into;

ENSUITE

9'2" x 3'8" (2.81 x 1.12)



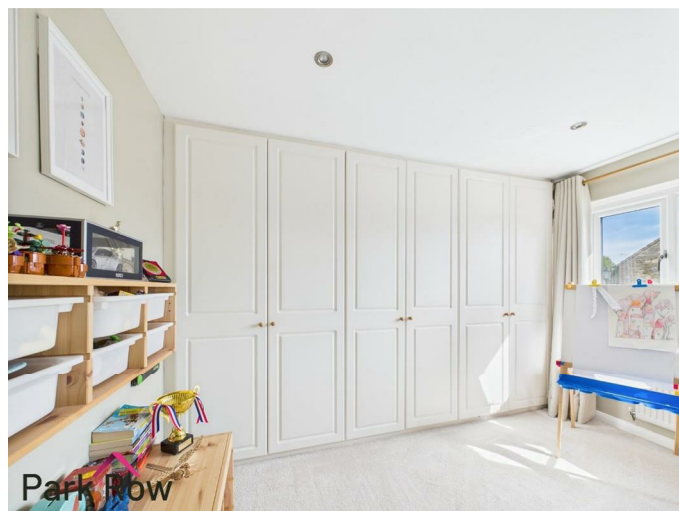
A double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, pedestal hand basin with chrome taps over, central heating radiator and a built in walk in shower with a mains shower and a glass shower screen, fully tiled in the shower and half tiled to the remaining walls plus LED spotlights to the ceiling.

BEDROOM TWO

11'2" x 9'4" (3.42 x 2.86)



A double glazed window to the front elevation, a central heating radiators and built in white wooden shaker-style wardrobes.



BEDROOM THREE

11'2" x 7'2" (3.41 x 2.19)



A double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR

8'5" x 6'9" (2.58 x 2.08)



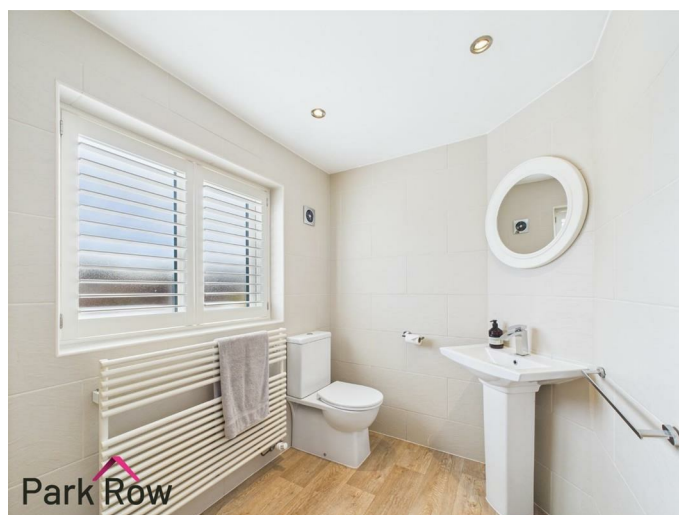
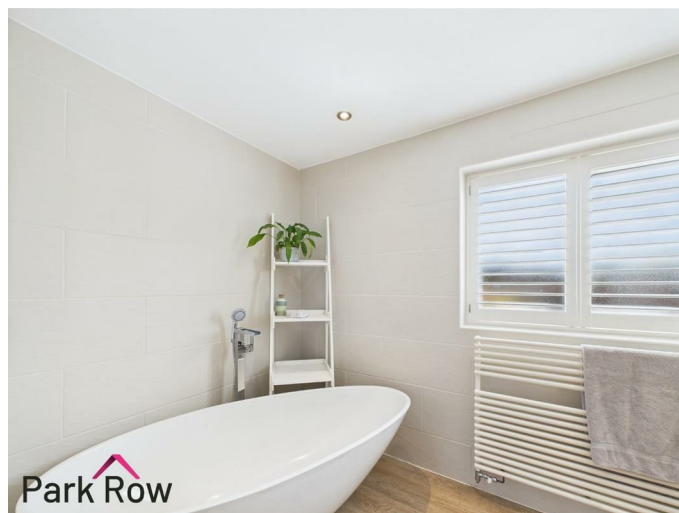
A double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM

10'2" x 5'10" (3.10 x 1.78)



An obscure double glazed window with built in wooden shutters to the front elevation and includes a white suite comprising; a beautiful freestanding bath with freestanding taps, white towel radiator, close coupled w/c, LED spotlights to the ceiling and the rest if fully tiled to all walls and floors.



EXTERIOR

FRONT

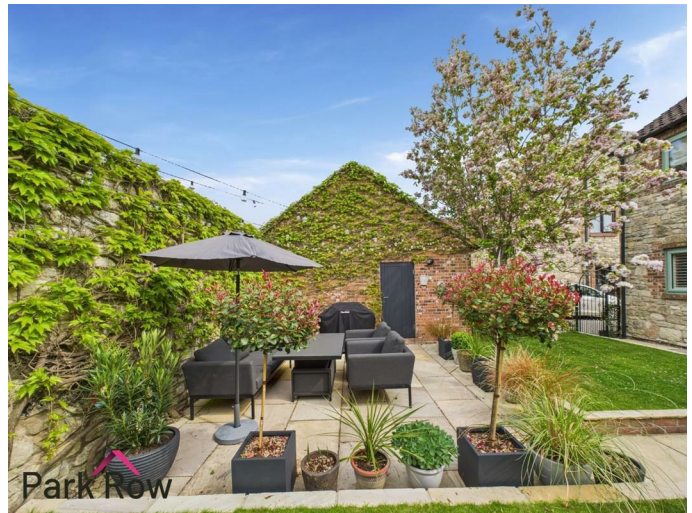


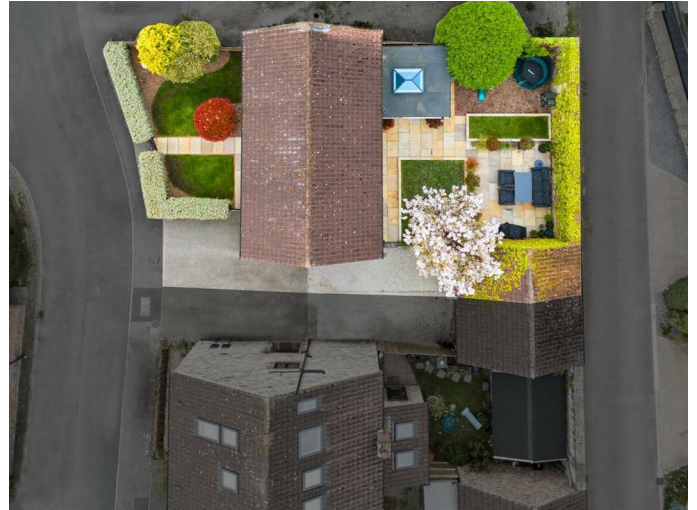
To the front of the property there are two wooden pedestrian gates giving access to the front garden, a paved pathway which leads to the entrance door, borders filled with decorative stones, mature trees to the left hand side, mature bushes to the centre, perimeter brick built wall to the left hand side, perimeter hedging to the front and right hand side, a block paved pathway which leads to the garage, black metal pedestrian gate which leads to the rear garden and the rest is mainly lawn to the front garden.

REAR



Accessed via the black metal gate from the driveway, the door in the kitchen or through the bi-fold doors in the orangery where you will step out onto; a paved area with space for seating wrapping round the full width of the property, a paved pathway which leads to a further paved area with more space for outdoor seating, a decorative stone filled area with space for a children's play area, two brick built areas filled with lawn, a door which leads into the garage, a perimeter stone built wall to the rear and right hand side, perimeter wooden fencing to the left hand side and a mature tree.





GARAGE

Accessed via the up and over door from the driveway or through the door in the rear garden and it includes; power, lighting and is a great space for storage.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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: Mains

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

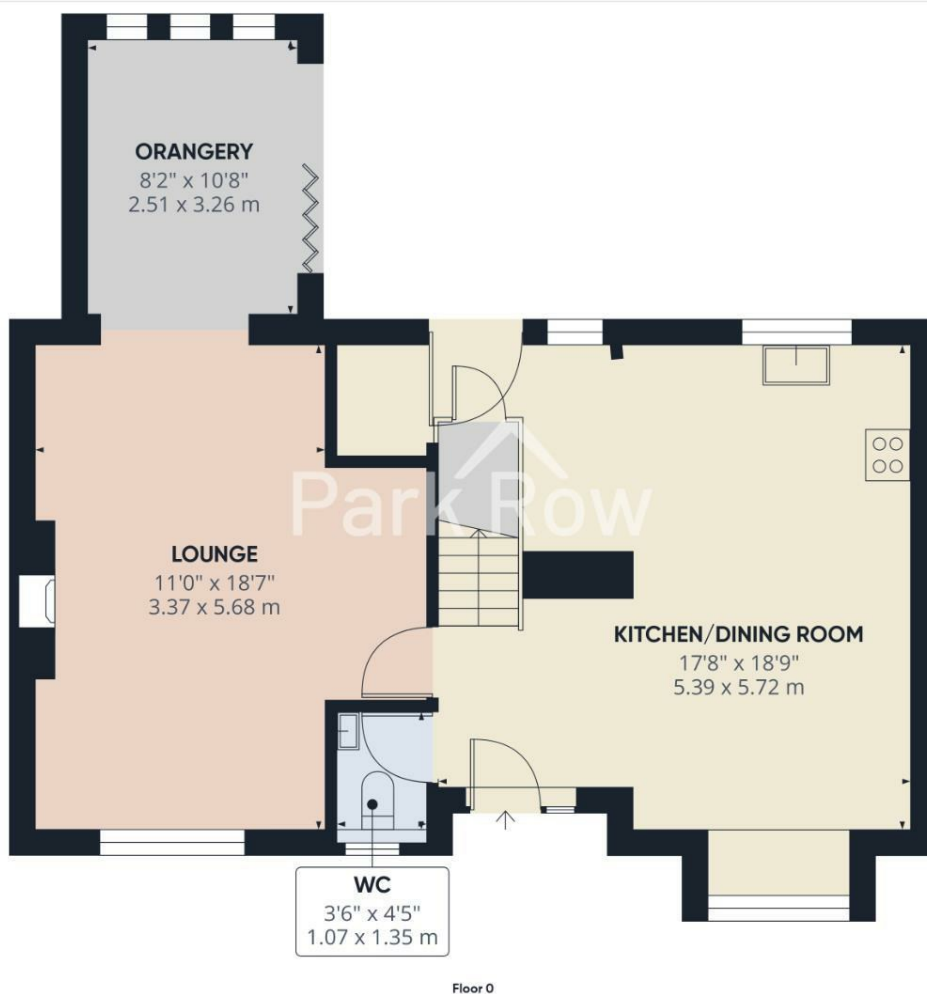
PONTEFRACT - 01977 791133

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.



Park Row

Approximate total area⁽¹⁾
686 ft²
63.7 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Floor 0



Floor 1

Park Row

Approximate total area[®]
1227 ft²
114 m²

(1) Excluding balconies and terraces

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T 01977 681122
W www.parkrow.co.uk

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

