

Park Row



Skelf Street, Church Fenton, Tadcaster, LS24 9RX

Offers In The Region Of £260,000



****EXTENDED END-TERRACE**THREE/FOUR BEDROOMS**LOUNGE/GYM**EN-SUITE TO BEDROOM ONE**GARDENS TO THE FRONT AND REAR**OFF STREET PARKING****

Nestled in the charming Skelf Street, Church Fenton, Tadcaster, this extended end terrace house is a gem waiting to be discovered. Boasting 4 reception rooms, 3 bedrooms, and 2 bathrooms, this property offers ample space for comfortable living and flexibility for various different options of living accommodation.

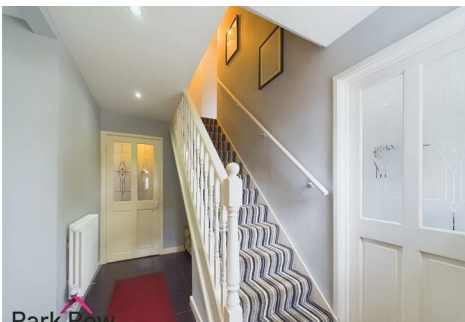
As you step inside, you'll be greeted by a beautifully designed interior that seamlessly combines modern living with traditional charm. The open plan kitchen/dining/living room is perfect for entertaining guests or simply enjoying a cosy night in. The conservatory leads out to the rear garden, creating a lovely indoor-outdoor flow.

One of the highlights of this property is the office/bed 4 and separate playroom/gym downstairs, providing versatile spaces that can be tailored to your needs. The en-suite in bedroom one offers a touch of luxury and convenience, making it a peaceful retreat after a long day.

Outside, the property features gardens both to the front and rear, offering a tranquil escape from the hustle and bustle of everyday life. With off-street parking, you'll never have to worry about finding a spot after a long day at work.

Don't miss the opportunity to make this house your home. Whether you're looking for a place to raise a family or simply seeking a peaceful retreat, this property has it all. Book a viewing today and step into your future in this delightful end terrace house.

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 uPVC door with three double glazed windows which leads into;

PORCH

3'10" x 3'8" (1.17 x 1.12)

Double glazed window to the side elevation and a wooden door which leads into;

ENTRANCE HALLWAY

11'1" x 6'2" (3.38 x 1.88)



With stairs leading to the first floor accommodation, central heating radiator, tiled flooring and internal doors which lead into;

KITCHEN/DINING

12'9" x 7'4" (3.89 x 2.24)



The kitchen/living/dining area is an open plan room with flexible sectional spaces. Double glazed window to the side elevation, wooden

shaker-style wall and base units, roll-edge laminate worktop which extends creating a breakfast bar with space for seating, space for a freestanding cooker with tiled splash back, stainless steel drainer sink with chrome taps over, space and plumbing for a dishwasher, space for a freestanding double fridge/freezer, tiled flooring, double glazed external door which leads out to the rear garden and an open doorway which leads into;





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LOUNGE/DINING

16'9" x 7'4" (5.12 x 2.26)



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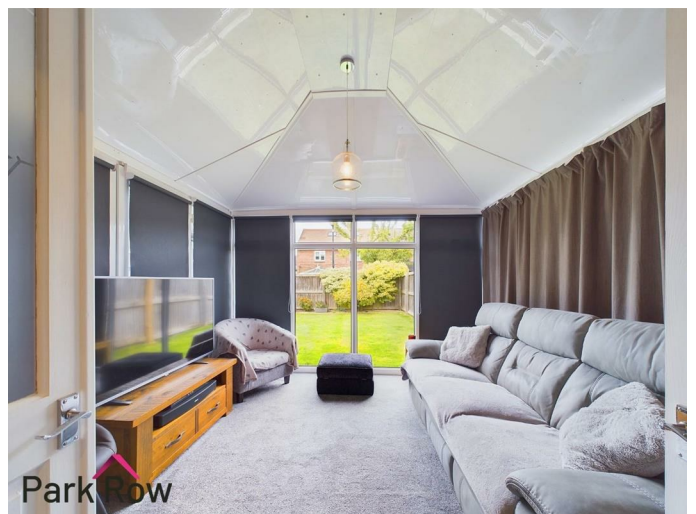
LED spotlights to the ceiling, electric point for a wall mounted television, grey vertical radiator and wooden double doors with double glazed decorative windows which leads into;



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CONSERVATORY

11'2" x 10'10" (3.41 x 3.31)



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Double glazed windows to all three sides, central heating

radiator and double glazed double doors which lead out to the rear garden.

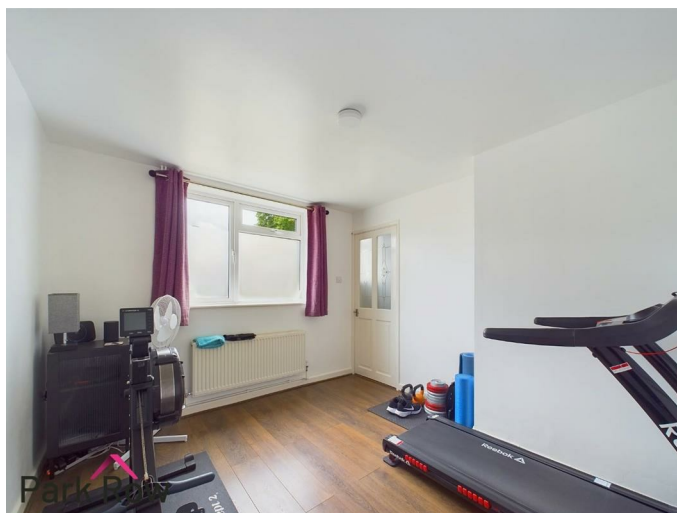


GYM/LOUNGE

10'11" x 9'7" (3.34 x 2.94)



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



DOWNSTAIRS W/C

6'5" x 2'9" (1.97 x 0.86)



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c and a hand basin with chrome taps over and tiled splash back.

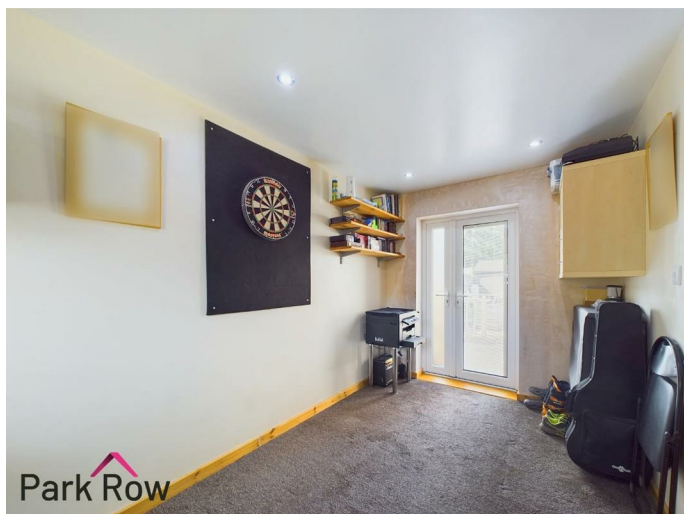
UTILITY

9'7" x 2'9" (2.93 x 0.86)

Space and plumbing for a washing machine and a dryer, houses the boiler and an internal door which leads into;

OFFICE/BED 4

14'2" x 7'1" (4.32 x 2.16)



Double glazed window to the front elevation, central heating radiator and a double glazed door which leads out to the rear garden.

BEDROOM ONE

12'7" x 10'11" (3.85 x 3.34)



Double glazed window to the front elevation, door leading into a cupboard, central heating radiator and an internal door which leads into;



FIRST FLOOR ACCOMMODATION

LANDING

9'6" x 2'11" (2.91 x 0.90)

Door leading into handy cupboards for storage, loft access and internal doors which lead into;

ENSUITE

10'2" x 6'11" (3.10 x 2.11)



Two obscure double glazed windows to the front and rear elevation and includes a white suite comprising; close coupled w/c, fully tiled rectangular mains shower with a glass shower screen, pedestal hand basin with chrome taps over plus a chrome towel radiator.

BEDROOM TWO

10'7" x 9'6" (3.24 x 2.92)



Double glazed window to the front elevation, central heating radiator and a door which leads into a cupboard for storage.

BEDROOM THREE



Double glazed window to the rear elevation, central heating radiator and a door which leads into a cupboard for storage.

FAMILY BATHROOM

7'5" x 5'7" (2.28 x 1.71)



Obscure double glazed window to the rear elevation and includes a white suite comprising; P-shaped panel bath with mains taps and shower over plus a glass shower screen, hand basin with chrome taps over set within a white gloss unit with storage and a chrome towel radiator.

EXTERIOR

FRONT



To the front of the property there is a paved pathway which leads to the entrance, pedestrian gate which leads to the rear garden and the rest is mainly lawn.

REAR



Accessed via the gate at the front of the property or through the doors in the office/kitchen and the conservatory where you will step out onto; a paved area with space for seating, wooden patio area with railings surrounding, paved pathway which leads to a decorative stone area with space for a shed, borders filled with decorative stones and mature plants, perimeter wooden fencing to all three sides and the rest is mainly lawn.





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: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 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

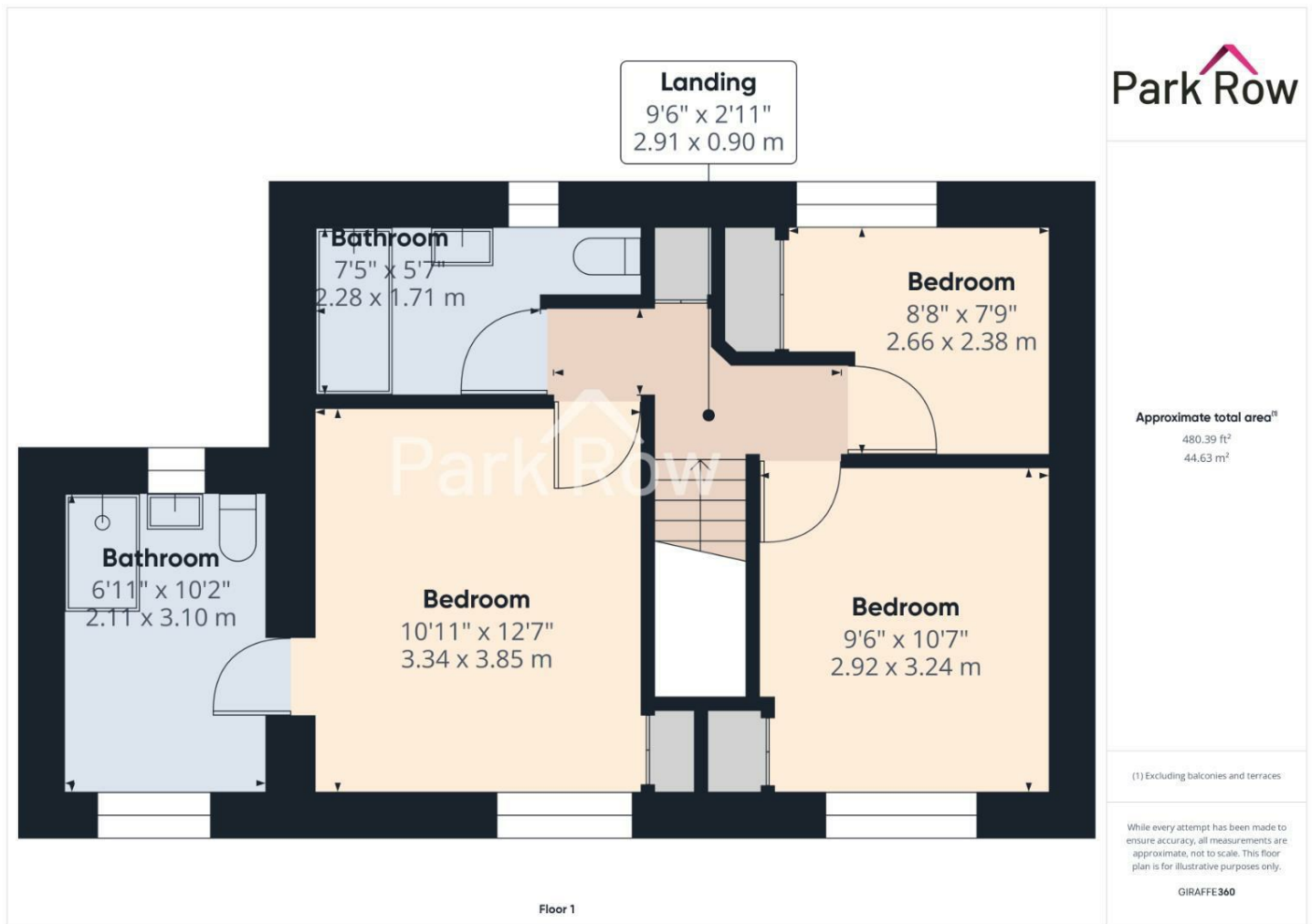
CASTLEFORD - 01977 558480

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.







Floor 0

Approximate total area⁽¹⁾
1190.6 ft²
110.61 m²

Reduced headroom
8.07 ft²
0.75 m²

Floor 1

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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