



## Saw Wells Court, Barkston Ash, Tadcaster, LS24 9UJ

- DETACHED FAMILY HOME
- MASTER BEDROOM WITH EN-SUITE
- SOUGHT AFTER VILLAGE LOCATION
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE & OFF STREET PARKING
- EPC - C / COUNCIL TAX - F

**Asking Price £550,000**



# Saw Wells Court, Barkston Ash, Tadcaster, LS24 9UJ

## DESCRIPTION

Hunters Wetherby are proud to present to the market this stunning four bedroom detached family home in the sought after village of Barkston Ash.

Upon entering the property, the spacious hallway provides convenient access to the downstairs wc, which is comprised of a low level wc and hand wash basin.

To the right of the hallway is the lounge; brimming with natural light, it is the perfect place for cosy family living with the addition of a gas fireplace on a stone hearth with a solid wooden mantle which brings character to the space. Patio doors provide a great opportunity to open up the lounge, perfect for entertaining as well as allowing garden access.

The focal point of this home is the kitchen, which features a range of bespoke, handmade neutral shaker style wall and base units, complimented by granite worktops. Functionality is a key factor in this room, with the inclusion of a plate rack and integrated appliances such as the fridge freezer and dishwasher, with space also available for an AGA stove. A Belfast sink and tap sit beneath a window overlooking the rear garden.

Tucked away from the kitchen is the utility, boasting excellent additional storage space as well as space for a washing machine.

Adjacent to kitchen is the dining room - an excellent area for family living and entertaining. With multiple windows overlooking the rear garden and patio doors, it is a wonderfully bright space offering versatility to the modern family.

To the first floor, the spacious principal bedroom boasts a fully tiled en-suite comprising of a low level wc, hand wash basin and rainfall shower cubicle, with a heated towel rail. Windows overlooking the rear garden create a comforting and relaxing ambience.

Bedrooms two and three are both generous in size, with ample room for furniture. Bedroom four, which is currently being used as a dressing room, could also be used as a double bedroom.

The fully tiled house bathroom is comprised of a double shower cubicle, large bath, a heated towel rails and hand wash basin on a vanity unit.

To the rear, the garden is mainly laid to lawn, with a patio seating area and gravel borders populated with mature shrubs and bushes. One can imagine sitting out here in those warmer summer months, in your own private sanctuary.

The kerb appeal to the front of this property is nothing short of breathtaking, with a lawned frontage and pathway leading up to the front entrance - it is sure to impress. A block paved driveway allows for ample off street parking and leads to the double garage.







Main area: Approx. 138.2 sq. metres (1487.1 sq. feet)  
Plus garages: approx. 30.7 sq. metres (330.1 sq. feet)

All measurements are approximate and display purposes only.  
Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.