



## Ryther Road, Ulleskelf, Tadcaster, LS24 9DY

- TWO BEDROOM PARK HOME LOCATED WITHIN A GATED DEVELOPMENT
- BREATHTAKING VIEWS OVER OPEN COUNTRYSIDE
- BEAUTIFULLY PRESENTED THROUGHOUT
- DESIRABLE VILLAGE LOCATION
- PET FRIENDLY PLEASE ASK FOR DETAILS
- COUNCIL TAX BAND - A

**Asking Price £139,995**



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## DESCRIPTION

Hunters Wetherby are proud to present this two bedroom park home in the picturesque village location of Ulleskelf!

As you enter the property, the hallway leads to the open plan kitchen, dining, and living space. The kitchen features a range of modern, navy shaker style wall and base units, and has been partially upgraded by the current owner with Quartz work surfaces creating a clean, luxurious finish to this space. Integral appliances include fridge freezer, oven, induction hob, and dishwasher. A breakfast bar is the perfect addition for dining. The lounge is warm and cosy and features an electric fire, making this the perfect space to relax and unwind. Patio doors lead out onto the front patio, and together with a window to the side, allows for ample natural light.

Bedroom one that features air conditioning and bedroom two are both brilliant spaces and benefit from fitted wardrobes, allowing for plenty of storage.

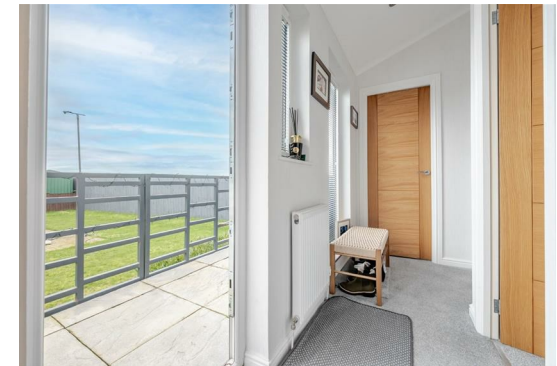
The house bathroom is comprised of a three piece white suite including walk in shower, low level wc and wash hand basin set within a sleek vanity unit.

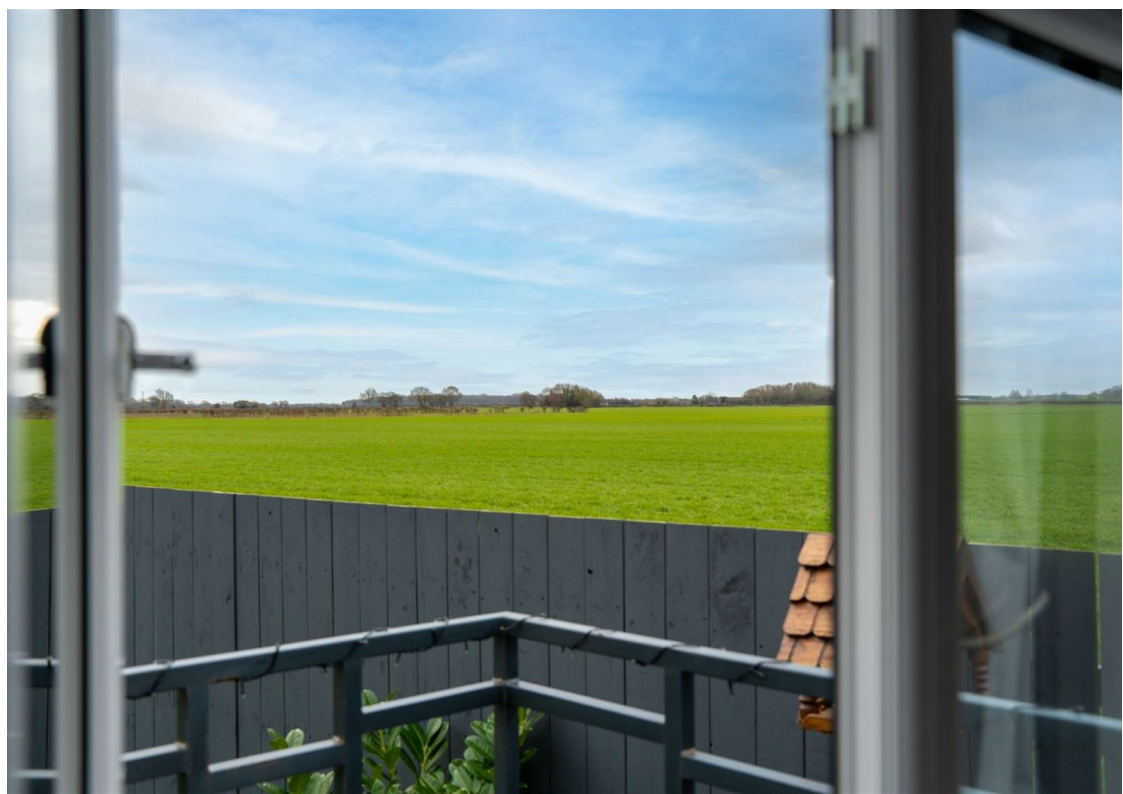
Externally, this property benefits from an Indian stone patio which wraps its way around giving you plenty of outdoor seating area options. The views are simply breathtaking, one can imagine sitting on the raised patio out front, looking out over the fields on those warm evenings.

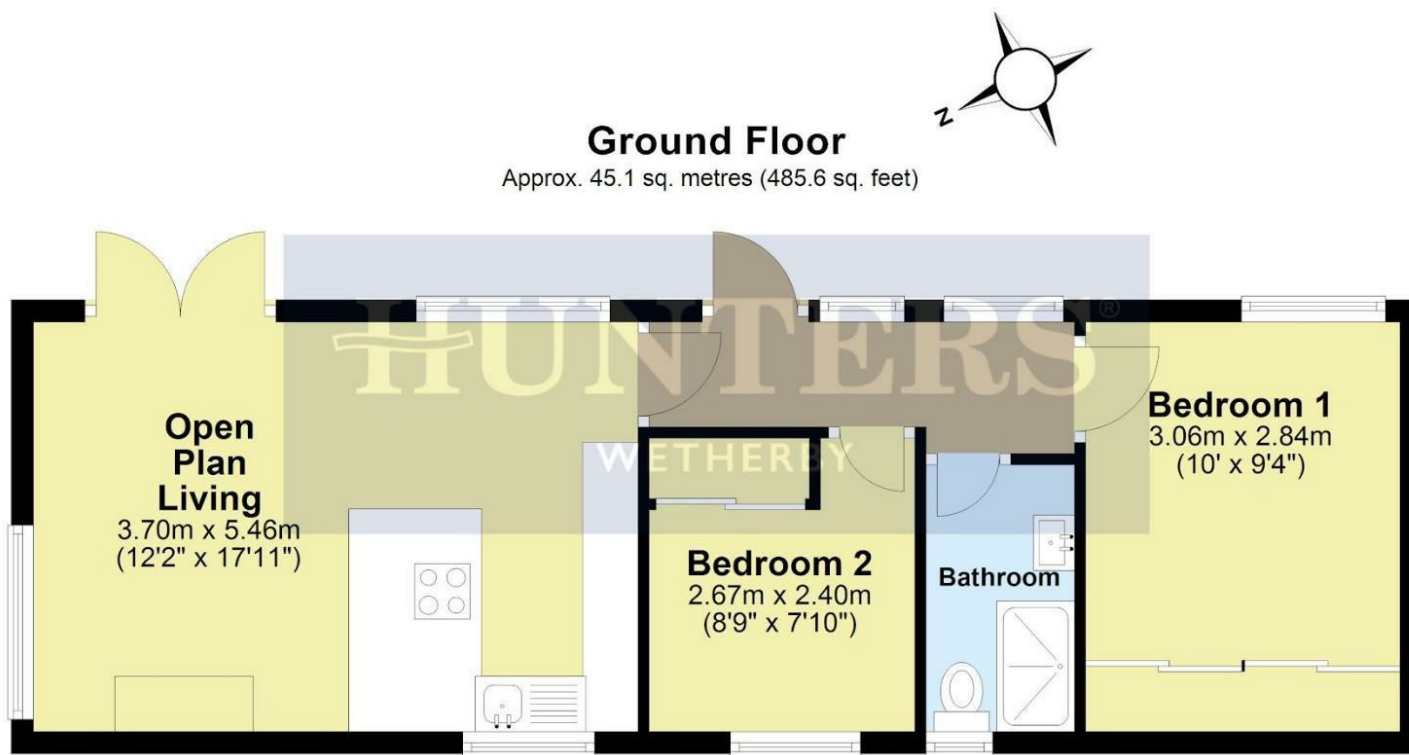
### AGENTS NOTE:

Please note that buyers must be over 50 years old.

Ground Rent & Site Fee - £220.00 per month.







Total area: approx. 45.1 sq. metres (485.6 sq. feet)

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

### Viewings

Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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.