

# Park Row

The proactive estate agent



## Middleton Terrace, Ulleskelf, Tadcaster, LS24 9DT

Offers In Excess Of £160,000



\*\* MID-TERRACE \*\* TWO BEDROOMS \*\* REAR GARDEN \*\* NO ONWARD CHAIN \*\* OUTBUILDING \*\*  
PERFECT FOR FIRST TIME BUYERS \*\* GREAT FOR INVESTORS \*\*

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!



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## INTRODUCTION

Nestled in the charming village of Ulleskelf, Tadcaster, this delightful mid-terrace house on Middleton Terrace offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen is functional and practical, featuring built-in storage that maximises space and utility. A notable feature of this home is the ground floor bathroom, which adds to the convenience of daily living.

The property also boasts a detached outbuilding, providing additional space for laundry and storage needs. Rear access from the kitchen enhances the practicality of the home, allowing for easy movement to the outdoor area. On-street parking is available, ensuring that you will have a convenient place for your vehicle.

This residence is not only a comfortable living space but also benefits from its location in a friendly community, with local amenities and transport links nearby.

In summary, this mid-terrace house on Middleton Terrace is a wonderful opportunity for anyone looking to settle in a tranquil setting while enjoying the comforts of modern living. Do not miss the chance to make this charming property your new home.

## GROUND FLOOR ACCOMODATION

### ENTRANCE

Enter through an uPVC door with double glazed obscure glass panel within which leads into;

### LOUNGE

12'7" x 11'3" (3.85 x 3.44)



A double glazed window to the front elevation, electric wall

mounted heater, fireplace with wooden surround and a tiled hearth plus an internal door that leads into;



### KITCHEN

9'4" x 16'0" (2.86 x 4.90)



Double glazed window to the rear elevation, a uPVC door with a double glazed glass panel within that leads out to the rear garden, white shaker style wall and base white units, roll-edge laminate worktop, stainless steel sink and drainer, integrated oven with an electric hob and a built in extractor fan over, tiled splashback surrounding, a door which leads to the stairs going up to the first floor accommodation, space and plumbing for a washing machine, a built in breakfast bar area with space for seating, electric wall mounted heater and an internal door that leads into;

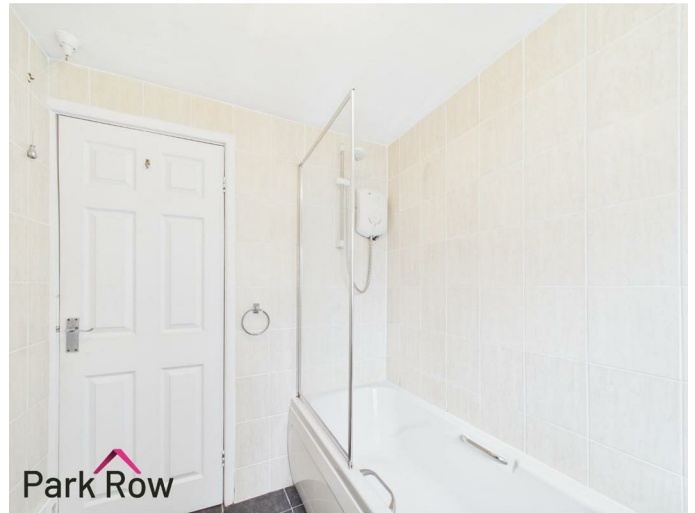


## BATHROOM

5'9" x 6'10" (1.76 x 2.10)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a panelled bath with wall mounted electric shower over and glass shower screen, close coupled WC, pedestal hand basin with chrome taps over, tiled walls and a heated white towel rail.



## HALLWAY

2'11" x 5'2" (0.89 x 1.60)

A door which leads into under-stairs storage and an internal door that leads into;

## FIRST FLOOR ACCOMODATION

### LANDING

3'4" x 2'2" (1.02 x 0.68)

Internal doors which lead into;



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## BEDROOM ONE

12'8" x 11'4" (3.87 x 3.47)



A double glazed window to the front elevation and an electric wall mounted heater.

## BEDROOM TWO

12'6" x 5'1" (3.82 x 1.56)



A double glazed window to the rear elevation, wall mounted electric heater and built in storage/wardrobe cupboard.

## EXTERIOR

## FRONT



Entrance door accessed directly from the pavement with a small step up.

## REAR



Accessed via the left hand side of the row of terraces or through the door in the kitchen where you will step out onto; a paved pathway with space for seating, a brick built perimeter wall to the rear, access into the outbuilding and the rest is mainly lawn.



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## OUTBUILDING

11'5" x 7'0" (3.48 x 2.14)



Accessed via the rear garden and includes; power, electrics, space for storage and a window.



## AERIAL PHOTO



## 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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
Gas: None  
Sewerage: Mains  
Water: Mains/Metered



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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.

### **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**

Mon - Fri 9.00am to 5.30pm  
Saturday - 9.00am to 1pm  
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRAC & CASTLEFORD - 01977 791133

### **TENURE AND COUNCIL TAX**

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: A

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.

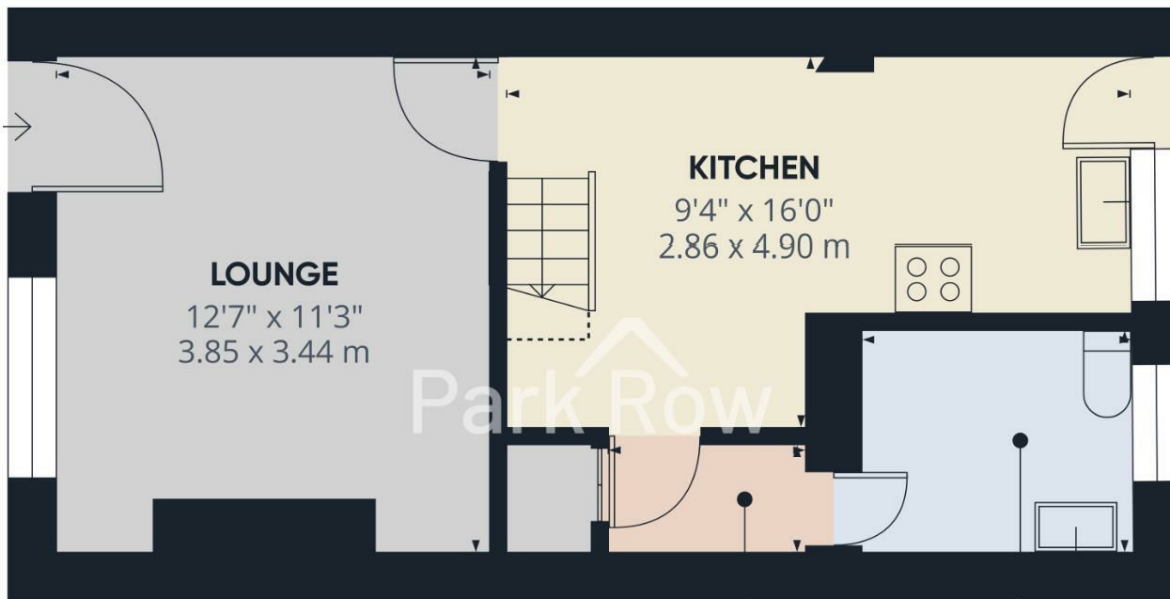
### **VIEWINGS**

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.



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**Approximate total area<sup>m</sup>**  
 330 ft<sup>2</sup>  
 30.7 m<sup>2</sup>

**Reduced headroom**  
 3 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

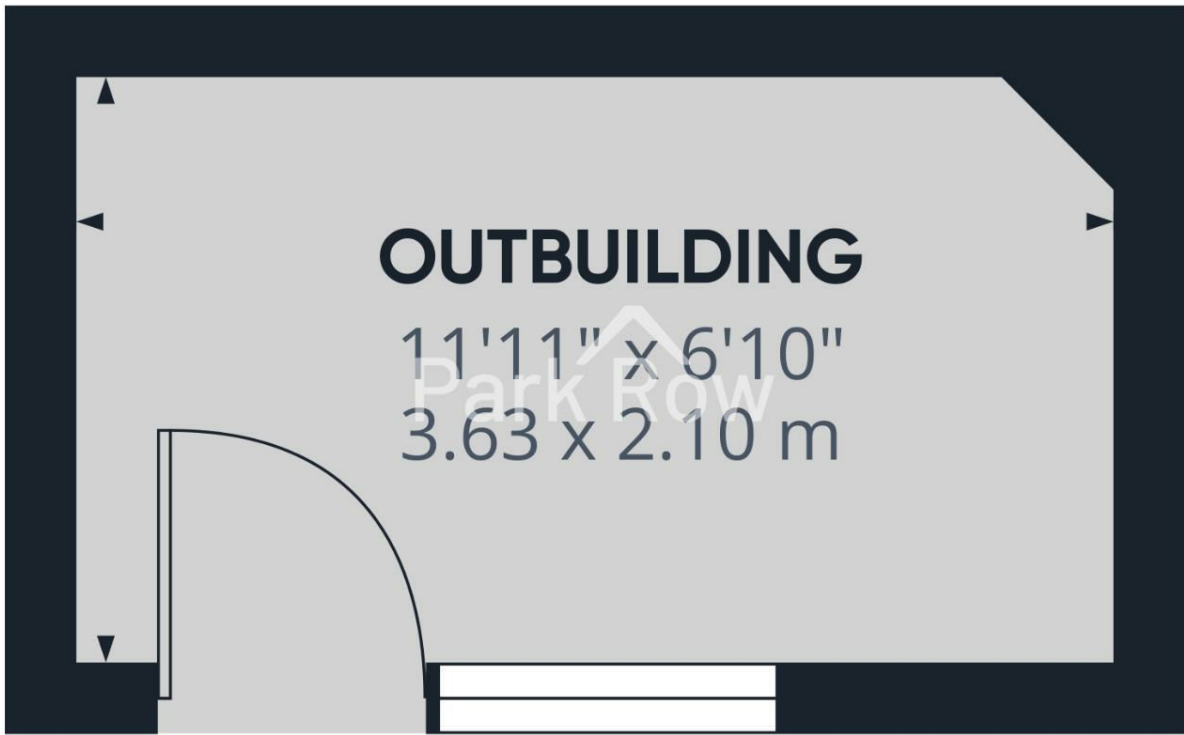
Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
83 ft<sup>2</sup>  
7.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**BEDROOM TWO**

12'6" x 5'1"  
3.82 x 1.56 m

**BEDROOM ONE**

12'8" x 11'4"  
3.87 x 3.47 m

**LANDING**

3'4" x 2'2"  
1.02 x 0.68 m

  
**Park Row**

Approximate total area<sup>(1)</sup>  
221 ft<sup>2</sup>  
20.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

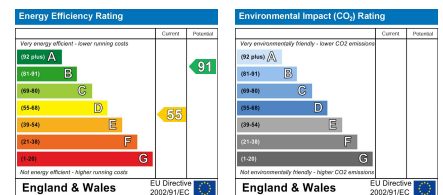


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