



## Brook House Main Street

Ulleskelf, LS24 9DU

Offers In The Region Of £395,000

**\*\* LARGE REAR GARDEN DOWN TO THE BECK \*\*** Welcome to 'Brook House', Ulleskelf, where you will find this delightful semi-detached cottage on Main Street offering a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family or guests, while the modern bathroom adds a touch of contemporary living.

One of the standout features of this cottage is the generous parking space, accommodating up to three vehicles, which is a rare find in such a picturesque setting. The village is known for its excellent sports facilities, making it an ideal location for those who enjoy an active lifestyle with kids who love football.....

Additionally, the nearby train station offers easy access to the vibrant cities of York and Leeds, perfect for commuters or those looking to explore the region.

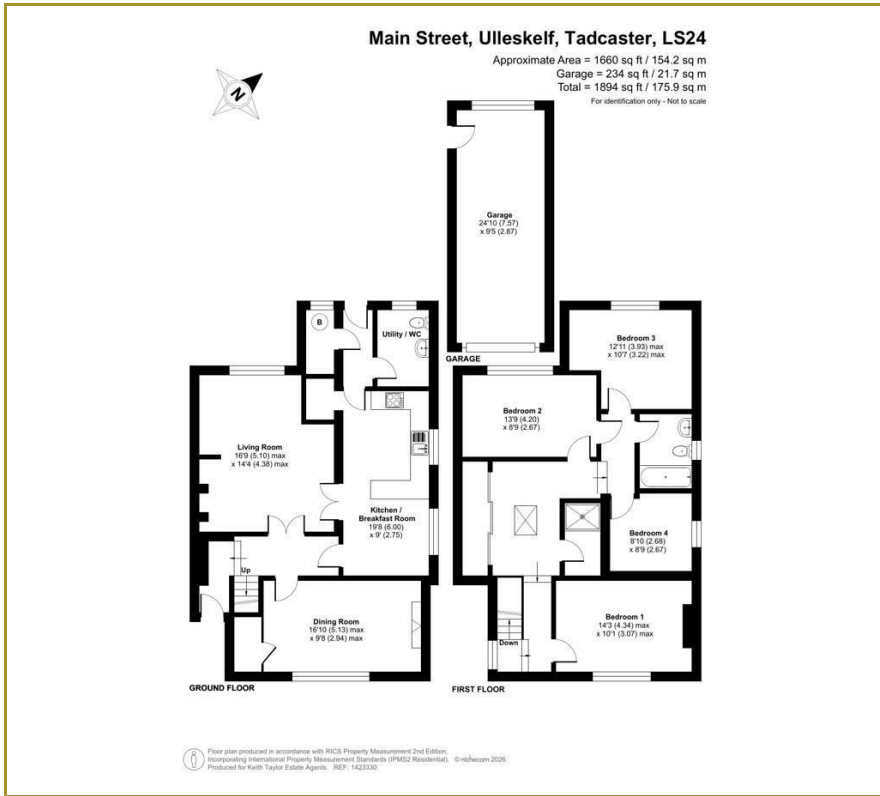
For nature enthusiasts, Ulleskelf boasts lovely countryside walks, providing the perfect backdrop for leisurely strolls with your dog or friends. The property is equipped with oil heating, and a new boiler has been installed in 2026, ensuring warmth and comfort throughout the property.

This cottage is not just a home; it is a lifestyle choice, offering a peaceful retreat while still being well-connected to urban amenities. Whether you are looking to settle down or seeking a weekend getaway, this property is a wonderful opportunity to embrace the beauty of village life.

- Over 2,000 sq.ft of Historic Cottage
- Larger than average Rear Garden Going Down to the Beck
- Garage (larger than a single not quite a double)
- Boot Room
- Utility Room
- Kitchen Diner
- 4 Double Bedrooms
- 2 Bathrooms
- Lovely Lounge with Log Burner and Patio Doors to the rear Garden
- Great Access for Trains for York and Leeds from Ulleskelf



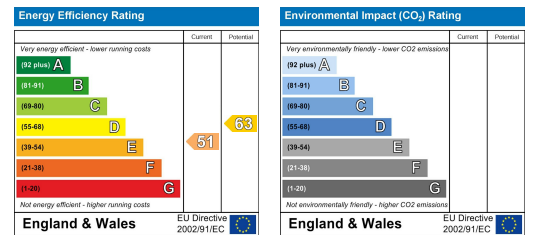
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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