Park Row

The proactive estate agent

Ryther Road, Ulleskelf, Tadcaster, LS24 9DY

Asking Price £200,000

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Nestled in the charming village of Ulleskelf, Tadcaster, this delightful park home on Ryther Road offers a unique blend of comfort and tranquillity. With two spacious reception rooms, this property provides ample space for relaxation and entertaining. The inviting living areas are perfect for hosting friends or enjoying quiet evenings at home.
The home features two well-appointed bedrooms, ensuring a restful retreat for all occupants. Each bedroom is designed to maximise space and light, creating a warm and welcoming atmosphere. Additionally, the property boasts two modern bathrooms, providing convenience and privacy for residents and guests alike.
Set within a peaceful park environment, this property is ideal for those seeking a serene lifestyle while still being within easy reach of local amenities. Ulleskelf is a picturesque village, offering a sense of community and a slower pace of life, making it an excellent choice for families, retirees, or anyone looking to escape the hustle and bustle of city living.
This park home is not just a residence; it is a lifestyle choice, offering a perfect balance of comfort and convenience in a beautiful setting. Whether you are looking to downsize or simply seeking a new place to call home, this property on Ryther Road is sure to impress. Do not miss the opportunity to make this charming park home your own.

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Living/Dining Room
50' x 20' (15.240m x 6.012m)

This inviting living and dining area is bright and spacious, with large windows that fill the space with natural light. Soft grey walls and carpeting create a calm backdrop for the room, complemented by mustard and grey curtains that add a cheerful touch. Two comfortable sofas are arranged around a light wood coffee table, making a perfect spot for relaxation. The dining area features a solid wood table with four chairs, positioned near the windows for an airy feel, seamlessly connecting to the kitchen space beyond.

Kitchen
50' x 20' (15.240m x 6.012m)

The kitchen is modern and practical, featuring a U-shaped layout that maximises work space. Soft grey cabinetry sits beneath light wood effect countertops, paired with stainless steel appliances including a built-in oven, gas hob with extractor hood, and an integrated fridge-freezer. A large window above the sink allows plenty of daylight in, while recessed ceiling lights add brightness. The kitchen flows naturally to the dining area, making it ideal for social cooking and entertaining.

Bedroom One

This comfortable double bedroom is decorated in soft neutral tones with a calming grey feature wall behind the bed. The bed is dressed with white linens and accented with mustard and floral cushions and throws that add warmth and a pop of colour. Beside the bed is a matching bedside table with a lamp, while opposite, storage is provided in a combination of wardrobes and drawers. A window dressed with floral curtains fills the room with natural light.

Ensuite Shower Room

This well-appointed shower room features a curved glass shower enclosure, a vanity sink unit with storage below, and a toilet. Light flooring and walls in neutral tones create a fresh and clean atmosphere, complemented by a window allowing natural light to brighten the space.

Bedroom Two

This comfortable double bedroom is decorated in soft neutral tones with a calming grey feature wall behind the bed. The bed is dressed with white linens and accented with mustard and floral cushions and throws that add warmth and a pop of colour. Beside the bed is a matching bedside table with a lamp, while opposite, storage is provided in a combination of wardrobes and drawers. A window dressed with floral curtains fills the room with natural light.

Bathroom

The main bathroom is fitted with a bath and shower, a wash basin with storage beneath, and a toilet. The pale flooring and neutral walls contribute to a crisp and airy feel. A window provides natural daylight to the room, enhancing the overall light and fresh ambiance.

HEATING & 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 A 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.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

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.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

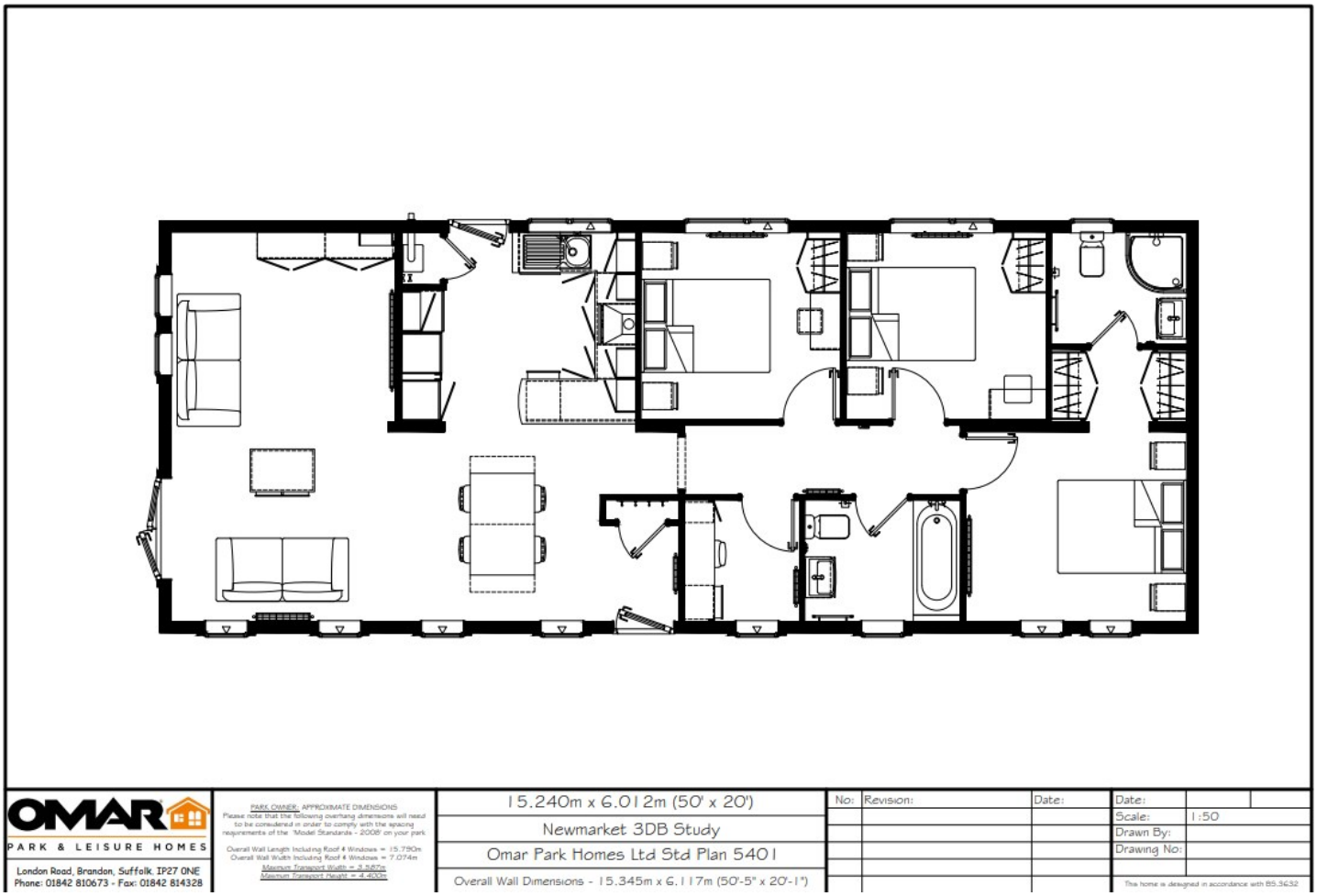
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

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.

TENURE AND COUNCIL TAX BANDING

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.



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