



Main Street, Ulleskelf, LS24 9DU

- Spacious open plan lounge with dining area
- Extensive off street parking
- South facing garden
- Four bedroom detached house
- Integral garage
- EPC - E / Council Tax - E

Offers In The Region Of £375,000



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DESCRIPTION

Hunters Wetherby are excited to present to the market this spacious four bedroom detached house, with a generous amount of potential, available with no onward chain.

The downstairs accommodation in this property is sure to impress, and is accessed via a spacious hallway that leads to the lounge, dining area, and downstairs w/c.

The open plan lounge and dining area is the perfect space for entertaining and families alike. A mounted fireplace works as the main focal point of the lounge which then leads into the dining area with sliding doors providing access to the conservatory.

Also accessed via the dining area, the kitchen features a range of wall and base units, stainless steel sink with mixer tap, integral oven and electric hob and space for a washing machine. A door provides internal access to the garage with electric roll over door.

The conservatory is a perfect extension to the downstairs accommodation, looking out onto the rear garden.

To the first floor are four bedrooms and house bathroom.

The master bedroom is a good sized room featuring fitted wardrobes, drawers and dressing table.

Bedrooms two, three and four are all well sized bedrooms with ample space for furniture.

The house bathroom benefits from a three piece white suite comprised of a bath, low level w/c and wash hand basin.

Externally, the front of the property is partially laid to lawn and enjoys an extensive block paved driveway allowing for ample off street parking. Mature trees and shrubs run alongside the driveway, creating an executive feel to this entrance.

A pathway to the side of the property leads you to the rear garden, which is mainly laid to lawn with a patio area making it the perfect outdoor family space. Steps lead down to a side storage area and plants create a pleasant boarder to the space.

The charming village of Ulleskelf is a short drive from the market towns of Tadcaster and Wetherby and is serviced by a Post Office, garage, Methodist and Anglican church, and a children's playground. With access to the A64 and A1, Ulleskelf is the perfect location for the commuter due to it's links to the major motorway networks, while the local train station sits on the York/Leeds line providing residents with access to the two nearby cities. The village is also within the catchment area for the highly regarded Tadcaster Grammar School.





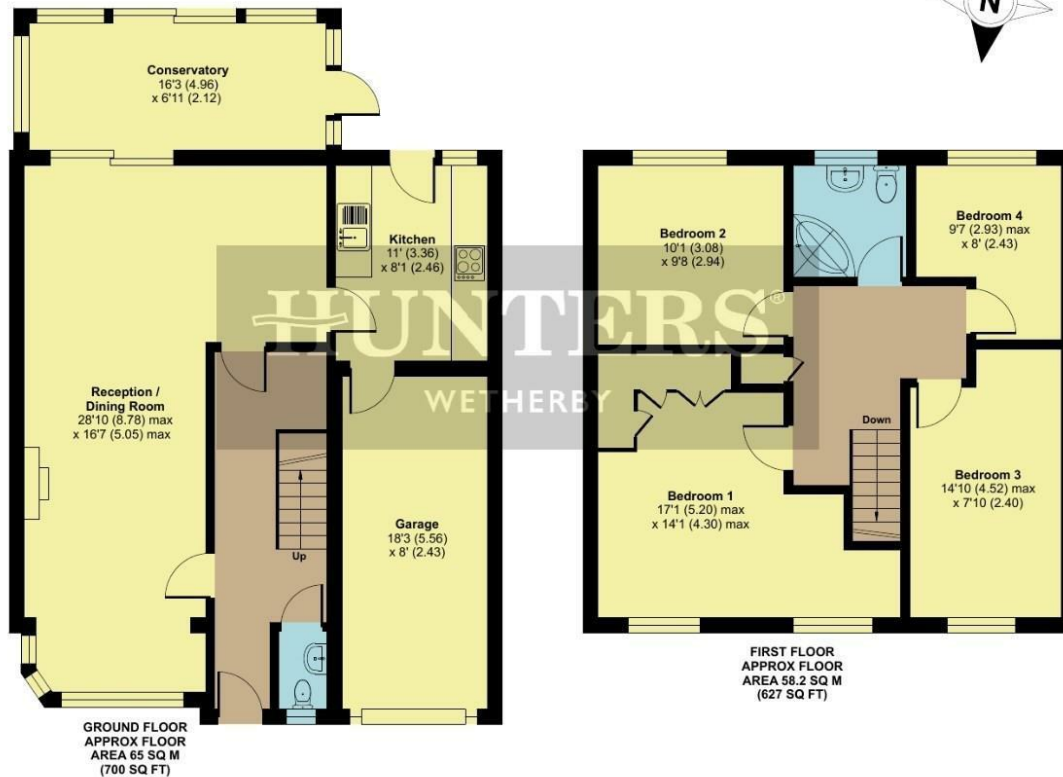
Main Street, Uilleskelf, Tadcaster, LS24

Approximate Area = 1327 sq ft / 123.2 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1472 sq ft / 136.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1316376

Viewings

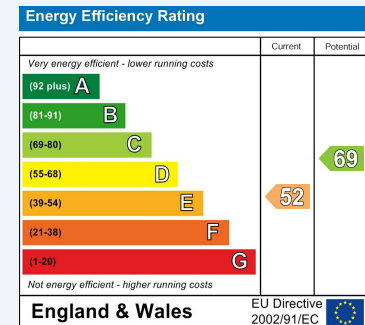
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



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