

GARDENS

Raised flower beds to the front behind low stone boundary wall. Hand gate to the side with log store and garden shed leading round to delightful rear garden and orchard. Immediately to the rear of the property is a very large raised decking area covered with a fixed glass canopy covering a seating area, ideal for outdoor entertaining. Hot tub available by negotiation. Further patio area and lawn with decking. Flower borders and steps leading down to the lower garden laid mainly to lawn with fruit trees, weeping willow and climbing frame.



COUNCIL TAX

Band D (from internet enquiry)

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point. None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Written quotations are available on request.

Details prepared September 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ulleskelf ~ West Holme, West End, LS24 9DL

A beautifully presented five-bedroom modern detached house providing stylish family accommodation with large garden to rear and views over farmland. Internal inspection highly recommended.

- Lounge, sunroom and study
- Fabulous breakfast kitchen with dining area off
- Part covered decking to the rear overlooking excellent gardens
- Principal bedroom with ensuite bathroom
- Four additional double bedrooms and house bathroom
- Integral garage and off road parking



2 Recep 5 Beds 2 Baths 1 En-suite

£750,000 OFFERS OVER FOR THE FREEHOLD

MISREPRESENTATION ACT

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Premium

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ULLESKELF

The village of Ulleskelf lies south of the River Wharfe between Ryther and Kirby Wharfe, some 4 miles from Tadcaster and 5 miles from Sherburn in Elmet. Served by a Post Office, Garage and a Public House. In addition there is a Methodist Church, Anglican Church and childrens playground. For the commuter there is access to the A64 trunk road at Tadcaster linking the A1 and Motorway networks. Situated on the York/Leeds line there is also a rail connection on the edge of the village, which is within the catchment area for Tadcaster Grammar School.

DIRECTIONS

From Tadcaster take the A162 Sherburn in Elmet road, after approximately two miles turn left towards Ulleskelf. Entering the village turn left before the railway bridge and follow the road round into West End where the property is situated on the right hand side.

THE PROPERTY

An individual modern five bedroom detached house providing excellent family accommodation, double glazed and oil fired centrally heated, the accommodation in further detail giving approximate room sizes comprises:-



GROUND FLOOR

RECEPTION HALL

18' 4" x 9' 0" (5.59m x 2.74m)

With entrance door and double glazed side screen and further side window, ceiling cornice, turned staircase to first floor gallery landing, pine spindle balustrade. Radiator, oak effect flooring, under stairs store cupboard with motion light.

CLOAKROOM

White suite comprising low flush WC, pedestal wash basin, radiator, ceiling cornice, extractor fan.

LOUNGE

20' 0" x 14' 7" (6.1m x 4.44m)

Having double oak doors with bevelled glass inserts from the hallway. Fireplace with pine surround, tiled hearth, open fire, ceiling cornice, four wall light points, two radiators, door leading to:-



SUN ROOM

12' 9" x 9' 0" (3.89m x 2.74m)

Double glazed windows with delightful aspect over rear garden and farmland beyond, French door to extensive decking area. Radiator, laminate floor.



STUDY

11' 2" x 8' 9" (3.4m x 2.67m)

Double glazed window to front, radiator, ceiling cornice, laminate floor.

FABULOUS OPEN PLAN BREAKFAST KITCHEN AND DINING AREA

41' 1" x 14' 2" (12.52m x 4.32m) narrowing to 10' 9" (3.28m)

DINING AREA

15' 4" x 10' 9" (4.67m x 3.28m)

Double glazed window to front, radiator, ceiling cornice,

oak effect flooring extending through to:-

KITCHEN AREA

24' 6" x 14' 2" (7.47m x 4.32m) max

The hub of the house with superb range of white fronted wall and base units including cupboards and drawers, curved corner units, Corian worktops with upstand, one and half bowl sink with mixer taps, matching island bar with seating for four, integrated Bosch appliances including electric hob with extractor hood above, oven, microwave and warming tray. Kenwood dishwasher and Alpha stove. LED ceiling lighting, radiator, double glazed windows and bi-fold doors to the rear decking being partially covered and ideal for outdoor entertaining and 'al fresco' dining.



FIRST FLOOR

GALLERY LANDING

Double glazed window, radiator, ceiling cornice, loft access.

PRINCIPAL BEDROOM

20' 0" x 14' 7" (6.1m x 4.44m)

With fitted wardrobes to two walls and matching drawers. Ceiling cornice, radiator, double glazed window to rear with stunning long distance views.



ENSUITE BATHROOM

10' 4" x 9' 3" (3.15m x 2.82m)

Having five piece white suite comprising panel bath, twin wash hand basins with cupboards under, low flush WC and walk in shower cubicle, chrome heated towel rail, range of vanity units, cupboards and drawers, double glazed window.

BEDROOM TWO

19' 10" x 14' 2" (6.05m x 4.32m) overall

With double glazed aspect window to rear, radiator, ceiling cornice, cupboard housing insulated hot water cylinder.

BEDROOM FOUR

11' 6" x 10' 10" (3.51m x 3.3m) Double glazed window to front, radiator, ceiling cornice.

BEDROOM FIVE

10' 8" x 8' 10" (3.25m x 2.69m)

Double glazed window to front, radiator, ceiling cornice.

BEDROOM THREE

14' 6" x 10' 4" (4.42m x 3.15m) plus door recess

With steps leading down from the landing, ceiling cornice, radiator, double glazed window to front.

LUXURY BATHROOM

9' 0" x 10' 4" (2.74m x 3.15m) overall

Having stylish modern white suite comprising shaped bath with mixer taps and shower attachment, low flush WC, vanity wash basin with drawers under, walk in shower, attractive part tiled walls and floor, modern contemporary style radiator, LED ceiling lighting, double glazed window, illuminated mist free mirror.



TOTHE OUTSIDE

A five bar gate leads to enclosed block paved driveway with parking for three vehicles, in turn giving access to:-

INTEGRAL GARAGE

24' 7" x 10' 6" (7.49m x 3.2m)

Having up and over door, light and power laid on, racking to two sides included.

