

#### BEDROOM FOUR

12'7" x 9'9" (3.84m x 2.97m)  
Including double wardrobes, double glazed window to front, radiator, loft access, ceiling cornice.

#### FAMILY BATHROOM

12' x 7'9" (3.66m x 2.36m)  
Tiled walls and floor and four piece white suite comprising shower cubicle, spa bath, low level w.c., wash basin, shaver socket, chrome heated towel rail, double glazed window, extractor fan.

#### TO THE OUTSIDE

Block paved driveway to the side through timber gates, leading to off-street parking for several vehicles with turning area and gives access to :-

#### DETACHED DOUBLE GARAGE

20'4" x 19'3" (6.2m x 5.87m)  
Having electric up and over door, light and power laid on. Staircase to first floor storage area.

#### GARDENS



A feature of the property are the generous sized gardens to the rear comprising patio area off the kitchen and second patio area off the lounge leading to large timber decking area ideal for outdoor entertaining and 'al-fresco' dining. Steps down to lawn on two levels with a variety of border plants, bushes and shrubs with views over the river and countryside beyond.

We understand the property also enjoys fishing rights.

Garden shed.

To the front of the property gravelled forecourt with path and pedestrian hand gate.

#### COUNCIL TAX

Band G (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

Details prepared October 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	73   C
39-54	E		
21-38	F		
1-20	G		



### Ulleskelf ~ Rose Lodge, Ings Road, LS24 9SS

A spacious 4 bedroom, 3 bathroom modern detached house providing excellent family accommodation enjoying a village location with generous size gardens together with fishing rights on the banks of the River Wharfe.

- All rooms of excellent proportions
- Impressive reception hall with staircase to galleried landing
- Two reception rooms and well fitted breakfast kitchen
- Bedroom one with en-suite dressing room and wet room
- Bedroom two with en-suite shower room
- Two further double bedrooms and family bathroom



**2 Recep 4 Beds 3 Baths 2 En-suite**

**£700,000** PRICE REGION FOR THE FREEHOLD

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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

Proceeding from Tadcaster towards Sherburn in Elmet along the A162 turn right into the B1223 towards Church Fenton and Ulleskelf. Proceeding across the railway bridge turn left into the village and along Main Street before turning left into Ings Road where the property is then situated on the left hand side.

### THE PROPERTY

Built for the current owners in 2008 to a spacious and well-proportioned design providing excellent family accommodation benefiting from double glazed windows and central heating provided from an air-source heat pump having underfloor heating to the ground floor and traditional radiators to first floor.

A gated entrance to the side driveway provides parking for several vehicles as well as a double garage with store room above. A feature of the property are the generous size gardens to the rear with patio and decking area ideal for 'al-fresco' dining leading out to split-level lawned area with the river beyond and open views.

The accommodation in further detail giving approximate room sizes comprises :-

### REAR RECEPTION HALL

26'9" x 11'10" (8.15m x 3.61m) Narrowing to 7'2" (2.18m) With entrance door and double glazed side screens, impressive central oak staircase and oak effect flooring with sitting area, double glazed window, LED ceiling lighting, ceiling cornice, four wall light points, walk in boiler room.

### CLOAKROOM

A modern white stylish suite from the Duravit range comprising low level w.c., vanity wash basin on a marble plinth with drawers under, panelled dado to two walls, wall tiling, double glazed window, extractor fan, oak effect flooring.

### 'L' SHAPED LOUNGE

28'1" x 18'9" (8.56m x 5.72m) Narrowing to 11'1" (3.38m) Double glazed windows to two sides including French doors to rear patio and garden with views beyond, four wall light points, ceiling cornice, LED ceiling lighting, wood burning stove.



### DINING ROOM

17'8" x 11'4" (5.38m x 3.45m) Oak effect flooring, double glazed windows to two sides, ceiling cornice, two wall light points.



### BREAKFAST KITCHEN

17'6" x 16'3" (5.33m x 4.95m) Comprehensively fitted with range of white fronted wall and base units including cupboards and drawers, granite worktops with upstands and tiled surrounds, matching peninsular bar with worktop, under ? one and a half bowl sink unit and mixer tap, CDA range cooker with six ring gas hob and extractor hood above, wine cooler, dishwasher, space for American style fridge freezer, double glazed window, French doors to rear patio and garden, ceiling cornice, LED ceiling lighting, oak effect flooring.



### UTILITY ROOM

8'8" x 8' (2.64m x 2.44m) Having range of wall and base units including cupboards and drawers, worktops with tiled surrounds, sink unit with mixer tap, plumbed for automatic washing machine and tumble dryer.

### FRONT ENTRANCE PORCH

With entrance door, double glazed windows to side, oak effect flooring, inner door.

### FIRST FLOOR

Central staircase leads to :-

### SPACIOUS GALLERIED LANDING

With oak effect flooring, two radiators, double glazed arched windows to two sides, part vaulted ceiling.

### MASTER BEROOM SUITE

Comprising :-

### BEDROOM ONE

18'8" x 13'2" (5.69m x 4.01m) Double glazed window and Juliette balcony enjoying views over the garden and fields beyond, ceiling cornice, LED ceiling lighting, two radiators.



### EN-SUITE DRESSING ROOM

11'7" x 7'5" (3.53m x 2.26m) Double glazed window, LED ceiling lighting, radiator.

### EN-SUITE WET ROOM

10'9" x 7'9" (3.28m x 2.36m) Tiled walls and floor having shower unit, low level w.c., twin wash basins with drawers under, shaver socket, modern stylish heated towel rail, double glazed window, LED ceiling lighting.



### BEDROOM TWO

13'3" x 11'5" (4.04m x 3.48m) Double glazed windows to two sides, ceiling cornice, ceiling lighting, radiator.



### EN-SUITE SHOWER

A modern stylish white suite from the Duravit range comprising walk-in shower, low level w.c., wash basin, chrome heated towel rail, tiled walls and floor, extractor fan.

### BEDROOM THREE

15'4" x 9'3" (4.67m x 2.82m) plus door recess Double glazed window to front, ceiling cornice, radiator.