

...Your proactive estate agent



Ryther Road, Ulleskelf, Tadcaster, LS24 9DY
Offers Over £200,000



****NEW DEVELOPMENT**KITCHEN AND UTILITY AREA**RESIDENTIAL PARK HOME**PARKING AT SIDE OF PROPERTY****. This two bedroom residential park home is situated in Tadcaster and briefly comprises; kitchen, dining room, utility area, lounge, two bedrooms, bathroom and en suite. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



GROUND FLOOR ACCOMMODATION

KITCHEN

2.89 x 2.38 (9'5" x 7'9")

Having a range of fitted wall and base units in grey and navy finish, the kitchen comprises: integrated electric oven and grill, four ring gas hob and extractor fan. One and a half bowl ceramic sink with overhead chrome mixer taps. White uPVC double glazed windows to front elevation and wood effect laminate flooring.



UTILITY ROOM

2.38 x 1.59 (7'9" x 5'2")

Having a range of fitted wall and base unit in grey and navy, circular stainless steel sink with overhead chrome mixer tap. White uPVC double glazed door to exterior and wood effect laminate flooring.



DINING ROOM

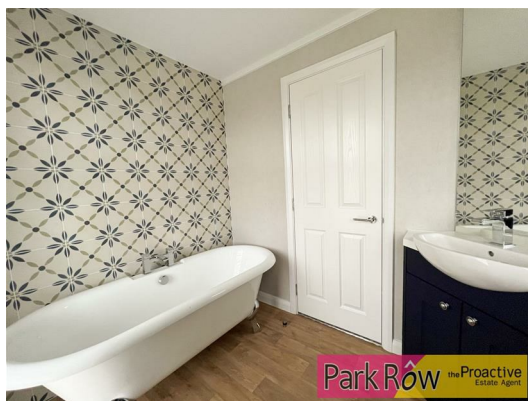
Double panel central heating radiator. white uPVC double glazed windows to side elevation and white uPVC door leading to exterior.



LOUNGE

5.63 x 2.86 (18'5" x 9'4")

Double panel central heating radiator, electric fireplace display, white uPVC double glazed full length windows to rear and side elevations. White uPVC double glazed French doors leading to exterior.



EN SUITE

1.60 x 1.60 (5'2" x 5'2")

Three piece fitted suite comprising: white pedestal wash hand basin with chrome mixer taps, white close coupled w.c. and corner shower cubicle, tiled from floor to ceiling. Wood effect laminate flooring and a white uPVC double glazed frosted window.



BATHROOM

2.40 x 1.96 (7'10" x 6'5")

Three piece fitted suite comprising: vanity wash hand basin in a contemporary navy finish having chrome mixer tap, white close coupled w.c. and a white freestanding bathtub with chrome mixer taps. Double panel central heating radiator, white uPVC double glazed frosted windows and wood effect laminate flooring.

BEDROOM ONE

2.89 x 2.84 (9'5" x 9'3")

Double panel central heating radiator, walk in wardrobe, full length white uPVC double glazed windows and door leading to en suite.

BEDROOM TWO

3.09 x 2.96 (10'1" x 9'8")

Full length white uPVC double glazed windows to front elevation and double panel central heating radiator.



EXTERIOR

OUTSIDE

Mainly laid to lawn with space for garden furniture and parking.



TENURE, COUNCIL TAX & LOCAL AUTHORITY

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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.

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

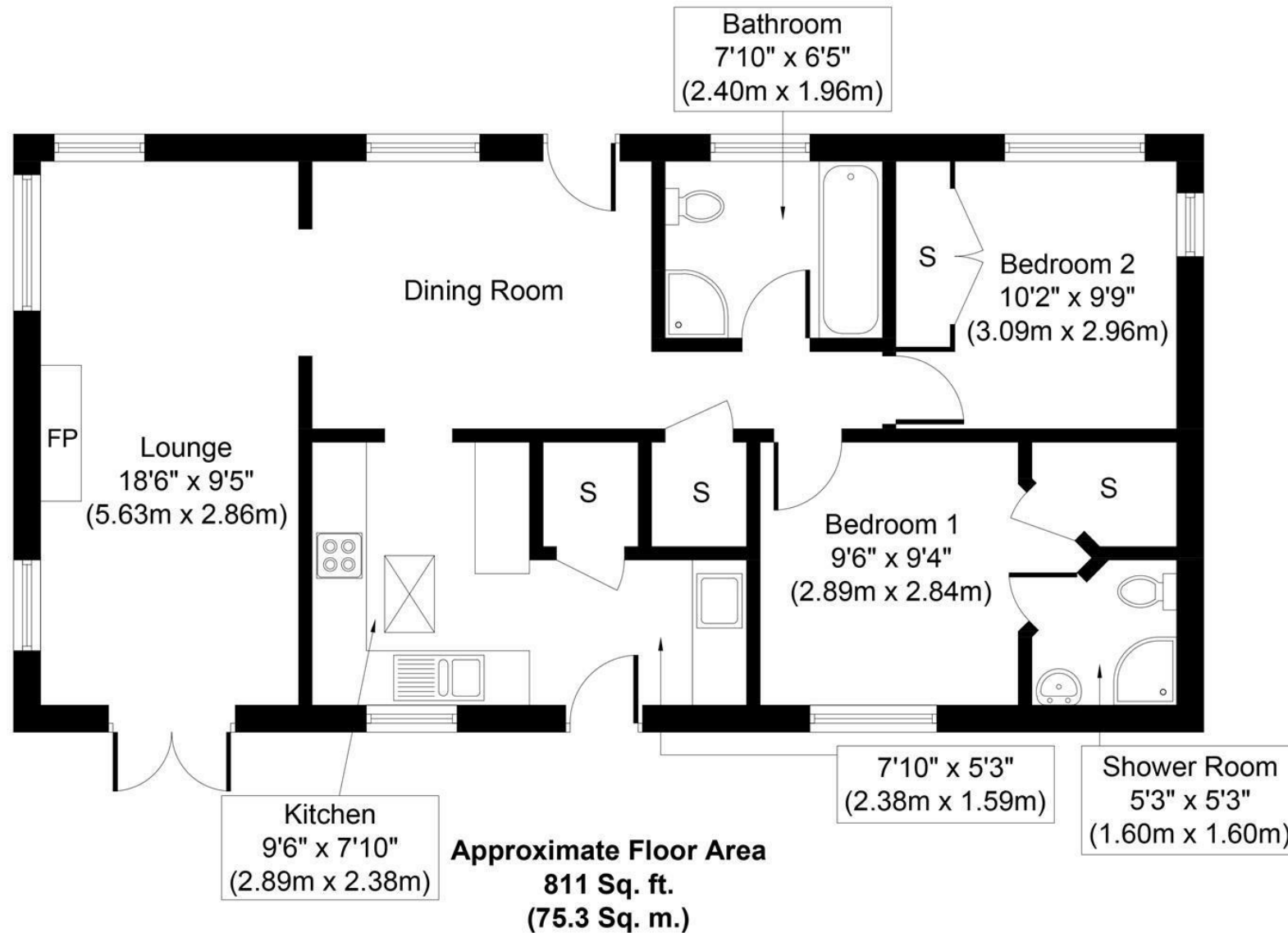
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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