

Park Row



Ash Tree Garth, Barkston Ash, Tadcaster, LS24 9ET

Offers In Excess Of £450,000



****IMPRESSIVE DETACHED BUNGALOW**TWO/THREE BEDROOMS AND HAS POTENTIAL FOR MORE**DETACHED DOUBLE GARAGE**DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES**SPACIOUS GARDENS TO THE FRONT AND REAR**NO UPWARD CHAIN**SUN ROOM**EN-SUITE TO BEDROOM ONE**LOTS OF POTENTIAL****

Welcome to Ash Tree Garth, Barkston Ash, Tadcaster - a truly impressive detached bungalow that is sure to capture your heart! This charming property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two/three well-appointed bedrooms and two bathrooms, there is ample space for comfortable living.

One of the standout features of this bungalow is the detached double garage, providing plenty of storage space or the opportunity to convert it into a workshop or studio. The driveway offers parking for multiple vehicles, ensuring that you and your guests will never have to worry about finding a parking spot.

The en-suite bathroom attached to bedroom one adds a touch of luxury to this already delightful property. And with the potential to expand and create more living space, the possibilities are endless.

Don't miss out on the chance to make this bungalow your own - schedule a viewing today and discover the endless potential that this property has to offer!

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO THURSDAY, 5.00PM FRIDAYS, AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with obscure glass panel inserts and two full length double glazed windows either side which leads into;

ENTRANCE HALLWAY

7'9" x 14'0" (2.37 x 4.28)



Two built in cupboards with white wooden shaker-style doors which are a great space for storage, a further built in cupboard with more space for storage, central heating radiator and multiple doors which lead into;

W/C

3'2" x 6'11" (0.99 x 2.11)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, chrome heated towel rail and it is fully tiled floor to ceiling.

KITCHEN

14'6" x 9'10" (4.42 x 3.02)



Double glazed bay window to the front elevation, wall and base units with white shaker-style cupboard doors, roll-edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, half tiled walls, fully tiled splashback, space and plumbing for washing machine, space and plumbing for dishwasher, built in double oven, four ring hob with extractor fan over, integral fridge, integral freezer, cupboard which houses the boiler, central heating radiator and an external door with an obscure glass panel which leads out to the side of the property.



DINING ROOM

16'9" x 10'10" (5.12 x 3.31)



Double glazed window to the side elevation and a central heating radiator.

LOUNGE

20'8" x 13'10" (6.32 x 4.22)



Double glazed bay window to the front elevation, built in media wall with space for a wall mounted television and an electric fireplace, broadband point and spotlights to the ceiling.

BEDROOM ONE

16'8" x 11'10" (5.09 x 3.63)



Double glazed double doors which lead out to the rear garden, built in wrap around cupboards/wardrobes with white shaker-style doors which are an amazing space for storage, central heating radiator and a door which leads into;



ENSUITE

6'0" x 5'6" (1.85 x 1.68)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, rectangular hand basin set within a white gloss vanity unit with chrome taps over, walk in shower with mains waterfall showerhead above and a glass shower screen, LED mirror to the wall, spotlights to the ceiling, fully tiled floor to ceiling, extractor fan to the side elevation and a chrome heated towel radiator

SNUG

11'9" x 8'9" (3.59 x 2.67)



Electric points for a wall mounted television, central heating radiator and an open archway which leads into;

SUN ROOM

12'5" x 8'9" (3.79 x 2.68)



Perimeter dwarf wall surrounding with double glazed windows above, solid roof, central heating radiator and double glazed double doors which lead out to the rear garden.

BEDROOM TWO

9'11" x 11'10" (3.03 x 3.63)



Double glazed window to the front elevation, central heating radiator and full length built in wardrobes with mirrored sliding doors.

FAMILY BATHROOM

6'10" x 8'9" (2.10 x 2.69)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, fully tiled hexagonal LED built in bath with chrome taps over and a further shower attachment over, close coupled w/c, rectangular hand basin with chrome taps over sat within a white gloss vanity unit, walk in shower with mains waterfall showerhead above and a glass shower screen, fully tiled floor to ceiling, LED mirrored vanity unit to the wall, spotlights to ceiling and a chrome heated towel rail.

EXTERIOR

FRONT



To the front of the property there is a perimeter stone built dwarf wall, block paved driveway with space for multiple vehicles, curved block paved pedestrian pathway leading to the entrance door and along the front of the property, borders filled with plenty of mature shrubs/bushes, plenty of mature trees, porch over entrance door, perimeter conifer hedging to all three sides and the rest is mainly lawn.

LEFT HAND SIDE

To the left hand side of the property the block paved driveway that leads from the front of the property to the entrance of the detached double garage, pedestrian access gate which leads to the rear entrance and a door which leads into the kitchen.

RIGHT HAND SIDE

To the right hand side there is a paved pedestrian pathway which leads to the rear garden.

DETACHED DOUBLE GARAGE



Accessed via a white door and includes; power, lighting and is a great space for storage and has potential to be a gym.

REAR



Accessed via the front of the property down either side or through the double doors in both bedroom one and the conservatory where you will step out onto; a paved area with space for seating, borders filled with decorative stones, plenty of beautiful mature bushes/trees, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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.

MEASUREMENTS

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

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 9.00am to 5.00pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

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

VIEWINGS

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.

TENURE AND COUNCIL TAX

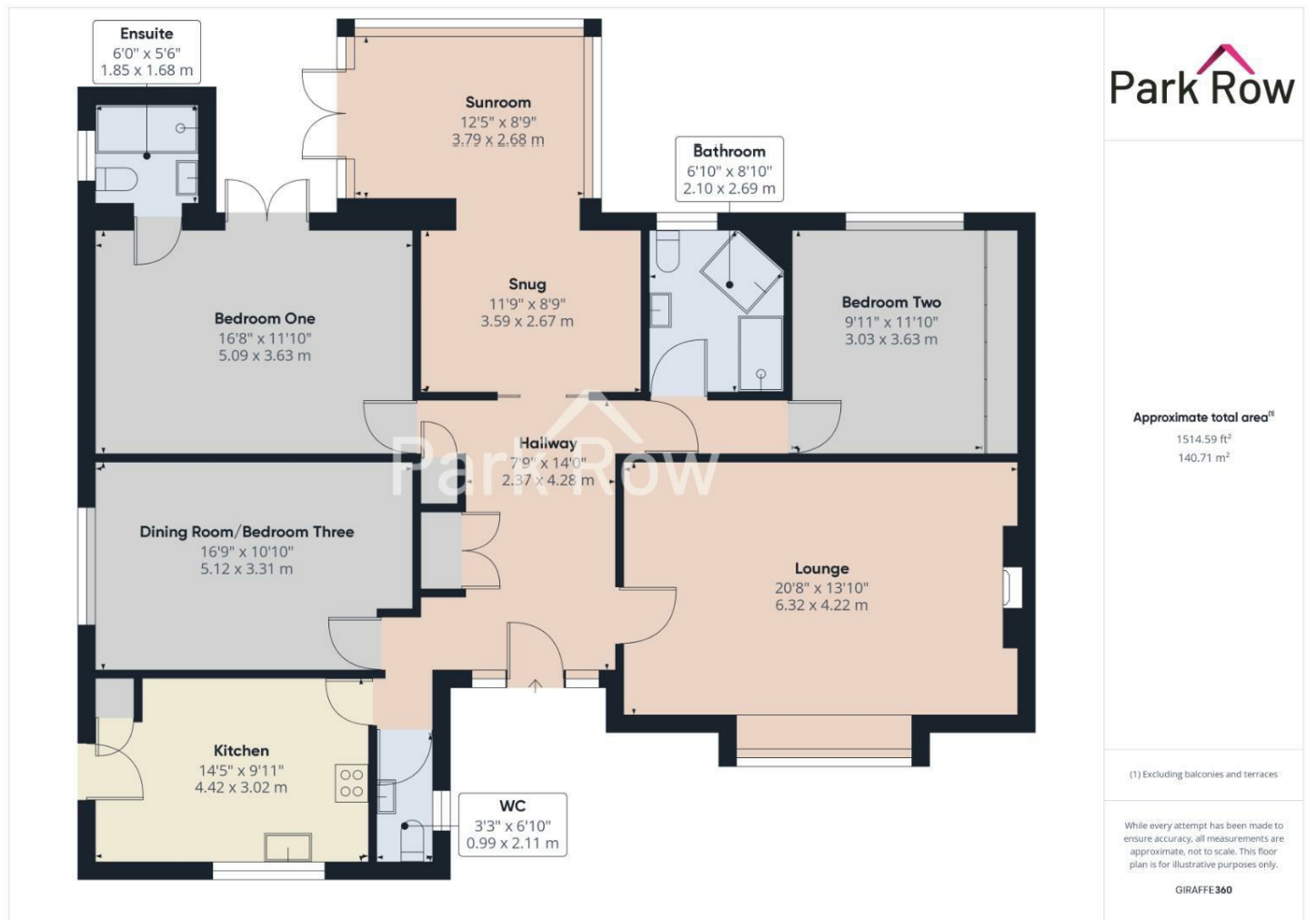
The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND 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 AN 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



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