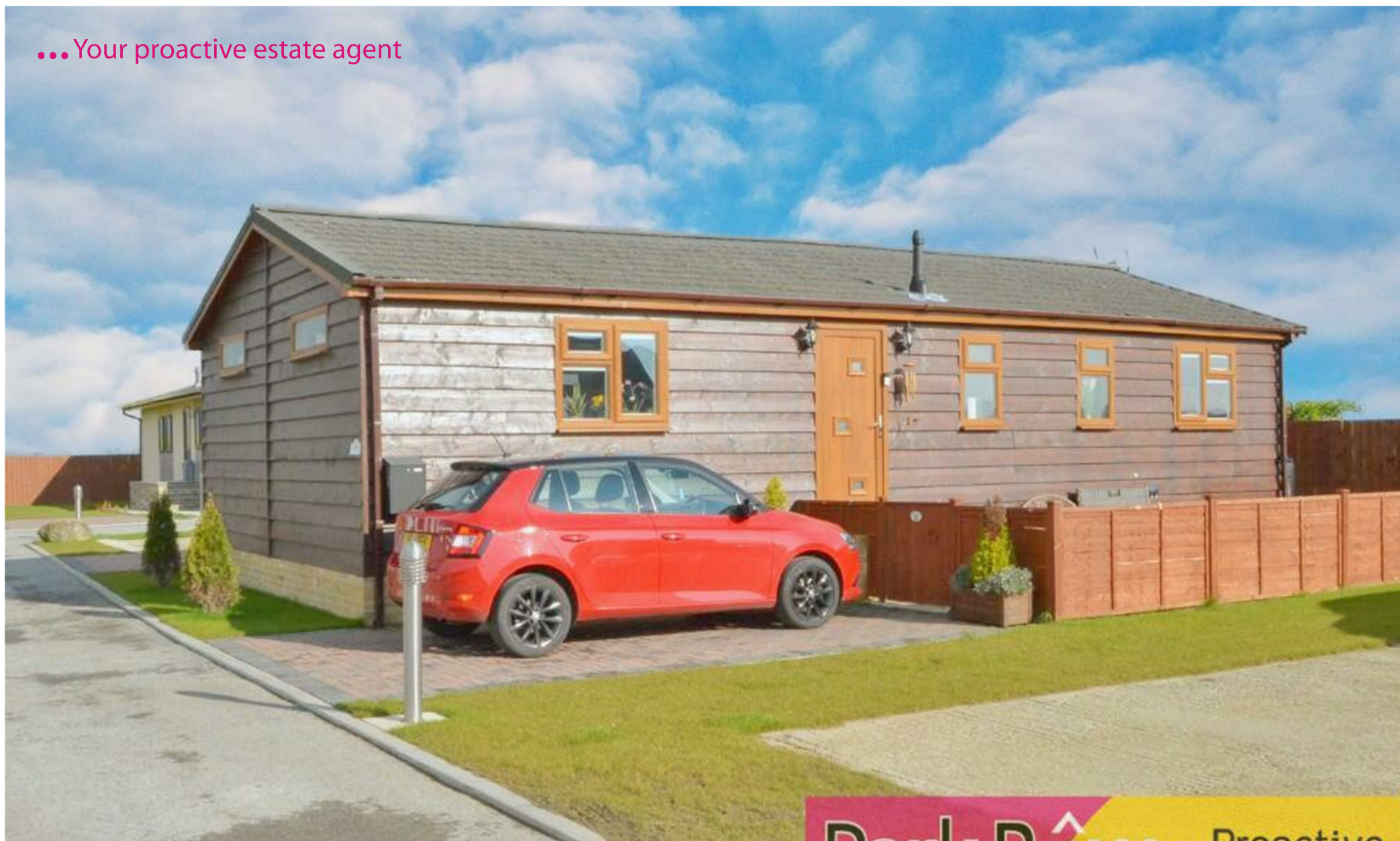


...Your proactive estate agent



Ryther Road, Ulleskelf, Tadcaster, LS24 9DY
Offers Over £140,000



****NEW DEVELOPMENT**KITCHEN**RESIDENTIAL PARK HOME**PARKING AT SIDE OF PROPERTY**.** This three bedroom residential park home is situated in Tadcaster and briefly comprises; utility room, open plan living area, bathroom and three bedrooms. **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

UTILITY

1.56 x 2.89 (5'1" x 9'5")

Having wall and base units, worktops with space for tumble dryer under. White uPVC double glazed window to front elevation and inset spotlighting.

OPEN PLAN LIVING

5.78 x 4.33 (18'11" x 14'2")

Having a range of wall and base units in light wood effect, roll top laminated worktops, one and a half bowl matt black sink with chrome mixer tap, tiled splash backs and white uPVC double glazed windows to front and side elevation. Integrated appliances include: electric oven, four ring electric hob and extractor fan. Space and plumbing for washing machine and freestanding fridge freezer. Laminate flooring through to lounge area, white uPVC double glazed French doors to exterior, telephone and television points.



BATHROOM

1.74 x 1.80 (5'8" x 5'10")

Three piece suite comprising: P-shaped bathtub with power shower and curved glass shower screen, vanity wash hand basin with chrome mixer taps and low level W.C. White uPVC double glazed frosted window to front elevation, fully tiled walls and inset spotlighting.



BEDROOM ONE

2.87 x 2.77 (9'4" x 9'1")

White uPVC double glazed window to rear elevation, fitted wardrobes and inset spotlighting.



BEDROOM TWO

2.85x x 2.77 (9'4"x x 9'1")

White uPVC double glazed window to front elevation and inset spotlighting.



BEDROOM THREE

1.92 x 2.39 (6'3" x 7'10")

White uPVC double glazed window to rear elevation and inset spotlighting.



EXTERIOR

FRONT

Paved driveway with gated access to courtyard garden mainly laid to lawn. Access inside property via raised composite entrance door with stairs leading up.





REAR

Stairs leading to property with access via French doors.



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.

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

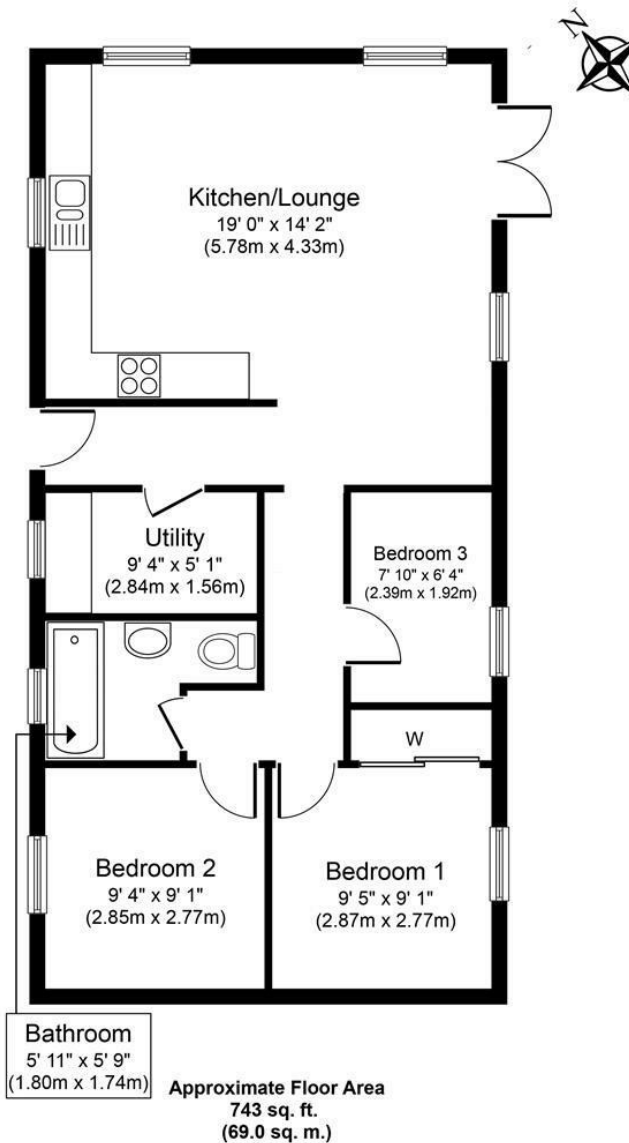
TENURE AND COUNCIL TAX BANDING

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.

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.



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