



Ash Tree Garth, Tadcaster

- FIVE BEDROOM DETACHED HOUSE
- FOUR RECEPTION ROOMS
- CUL-DE-SAC POSITION
- LARGE SOUTH FACING GARDEN
- DOUBLE GARAGE
- COUNCIL TAX BAND - G / EPC RATING - C

Guide Price £650,000



Ash Tree Garth, Tadcaster

DESCRIPTION

Hunters Wetherby are proud to present this immaculate five bedroom detached house in the sought after location of Barkston Ash and has been a much loved family home that has been in the family over 25 years and spans over 3000sq ft.

The ground floor briefly consists of four reception rooms, utility, kitchen and downstairs toilet which are all beautifully designed.

As you step inside, you are welcome into a spacious hallway that sets the tone for the rest of the home.

The living room which is accessible through grand double doors, serves as a delightful retreat for relaxation with friends or family. With it's inviting gas fire with Mahogany surround as a focal point and two large windows, this room is bathed in natural light, creating a warm and welcoming atmosphere.

The dining room stands out as a delightful space, perfect for hosting formal dinners with friends and family. Picture yourself enjoying Sunday lunches here, with the option to open the double doors into the snug area, creating a seamless flow for gatherings, or keeping it closed for a more intimate setting. This flexibility enhances the home's appeal, making it suitable for both lively celebrations and quiet evenings.

The snug/sun room is bathed in natural light thanks to its multiple windows adorned with beautiful shutters. The patio doors seamlessly connect this inviting space to the rear garden.

The beautifully presented Howden's kitchen features under cupboard lighting, double electric oven, integrated dishwasher, microwave and space for an American style fridge freezer. A range of wall and base units are completed by Quartz work surfaces.

A large utility room which benefits from integrated washing machine, tumble dryer and two freezers really is an ideal space for all your cleaning requirements and a downstairs w/c completes this space.

A further reception completes this vast home and is currently being used as an office.

The first floor really is a Tardis with all the five bedrooms being larger than average and a sixth room which would make the perfect study or nursery. The main bedroom benefits from an en suite bathroom and really is a luxurious space offering the perfect place to relax and unwind.

Completing the first floor is the house bathroom consisting of shower cubicle, bath, low level w/c and vanity unit.

Externally, to the front of the property is a large driveway that offers generous off-street parking for multiple vehicles. The front garden features a well-maintained lawn adorned with flower and hedge borders, creating an inviting first impression.

The rear garden is a true highlight, beautifully landscaped to provide a serene outdoor retreat. It is perfect for entertaining friends or enjoying tranquil evenings with family. The garden features outdoor lighting, a lush lawn, vibrant flower borders, and well-designed pathways. You will also find a patio area and decking, ideal for alfresco dining or simply soaking up the sun. Additionally, the presence of a shed and a greenhouse offers practical storage solutions and the opportunity for gardening enthusiasts to cultivate their green thumb.

Barkston Ash is a charming village to the south of Tadcaster which allows for convenient access onto the A64 and A1(M). The idyllic village has a highly respected primary school, two popular public houses, walking routes, a Catholic Church. The nearby town of Tadcaster enjoys a wide range of day-to-day amenities and the property is also well placed for commuter access into Leeds and York via Church Fenton railway station.





Ash Tree Garth, Barkston Ash, Tadcaster, LS24



Approximate Area = 2739 sq ft / 254.4 sq m

Garage = 278 sq ft / 25.8 sq m

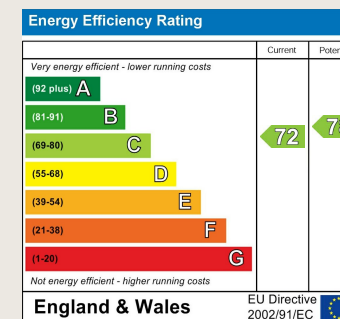
Total = 3017 sq ft / 280.2 sq m

For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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