



St Johns Court, Church Fenton Lane, Ulleskelf, North Yorkshire,

- FOUR BEDROOM SEMI-DETACHED HOUSE
- LOFT CONVERSION MASTER BEDROOM WITH EN-SUITE
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- BESPOKE FITTINGS
- EPC - C / COUNCIL TAX - C

Offers Over £350,000



St Johns Court, Church Fenton Lane, Ulleskelf, North Yorkshire, LS24 9TU

DESCRIPTION

Hunters Wetherby are pleased to present to the market this beautifully presented four bedroom semi-detached house, nestled in the charming village of Ulleskelf. With bespoke fittings and calming tones throughout, this home is sure to impress.

An entrance porchway leads you through to the hallway which is laid with characterful mosaic style tiles, perfect for this high traffic area of the home.

The heart of this home is the lounge, which is generous in size and flooded with natural light. A recently installed log burner set on a tiled hearth with wooden beam mantle is the main focal point of the room, adding perfectly to the cosy atmosphere. Bespoke fitted furniture adds a touch of elegance and individuality to the home. Beneath the stairs, an impressive under stairs storage cupboard is the perfect place to store your household items, coats and shoes.

The kitchen/diner is a generous size providing enough space for busy day to day family life. The kitchen is fitted with wall and base units with electric oven, hob and extractor hood over, fridge freezer and plumbing for a washing machine. A characterful stable door leads out onto the rear patio.

To the first floor, bedroom two is impressive in size with ample space for bedroom furniture. Two windows look out over the rear garden and allow for natural light to flood the space.

Bedroom three, another well sized double again allows for ample furniture and windows that look out onto the front.

Bedroom four is a single but is used as a study by the current owners. With fitted cupboards and desk in front of a window overlooking the front, this space is bright and airy - perfect for relaxing home working.

The partially tiled house bathroom comprises a three piece white suite, including panelled bath with shower over, hand wash basin set within a rustic wood vanity unit and low level w/c. A heated towel rail completes the space.

Graduating to the recently converted second floor, the master bedroom is adorned with natural light and benefits from bespoke fitted wardrobes and space for additional bedroom furniture.

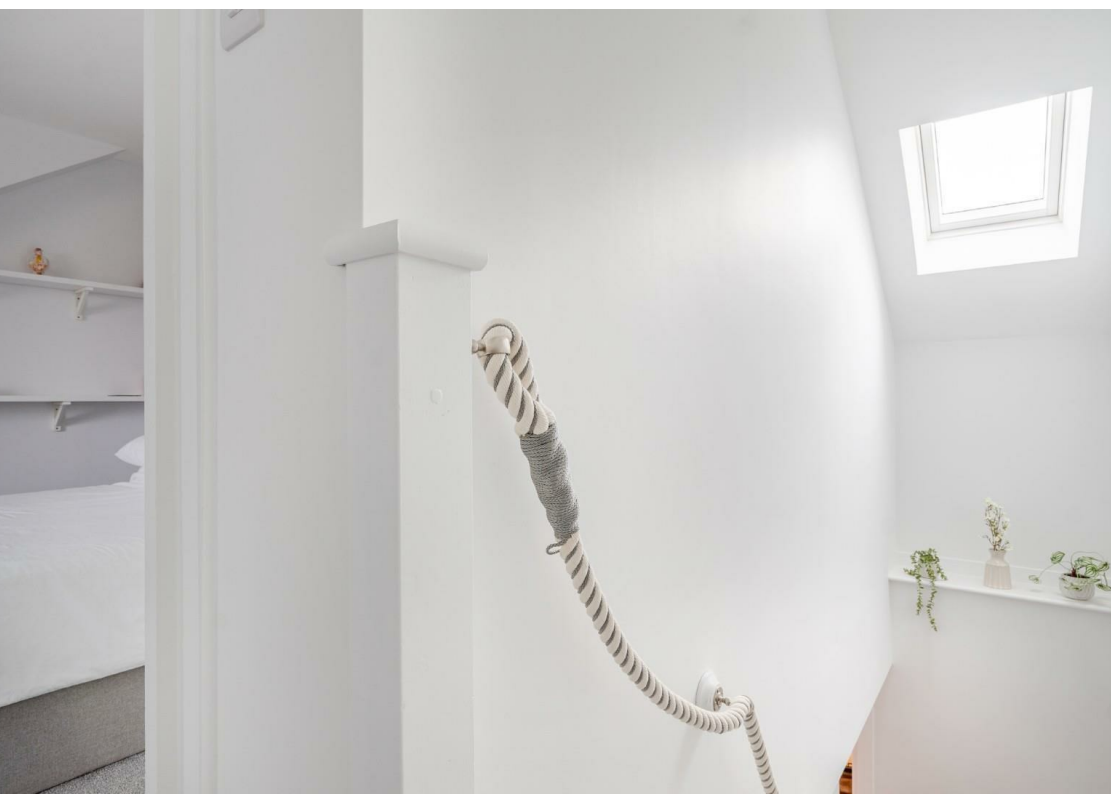
The partially tiled en-suite comprises a three piece white suite, including walk in shower cubicle with rainfall shower, hand wash basin set within a vanity unit, low level w/c and also benefits from a heated towel rail.

Externally, to the front of the is a gravelled courtyard allowing for private off street parking. Access to the rear can be found down the side of the property.

The low maintenance rear garden features an Indian stone patio, with pathway leading to the shed and gravelled seating areas. Mature shrubs and bushes boarder to the East.

The charming village of Ulleskelf is a short drive from the market towns of Tadcaster and Wetherby and is serviced by a Post Office, garage, Methodist and Anglican church, and a children's playground. With access to the A64 and A1, Ulleskelf is the perfect location for the commuter due to it's links to the major motorway networks, while the local train station sits on the York/Leeds line providing residents with access to the two nearby cities. The village is also within the catchment area for the highly regarded Tadcaster Grammar School.

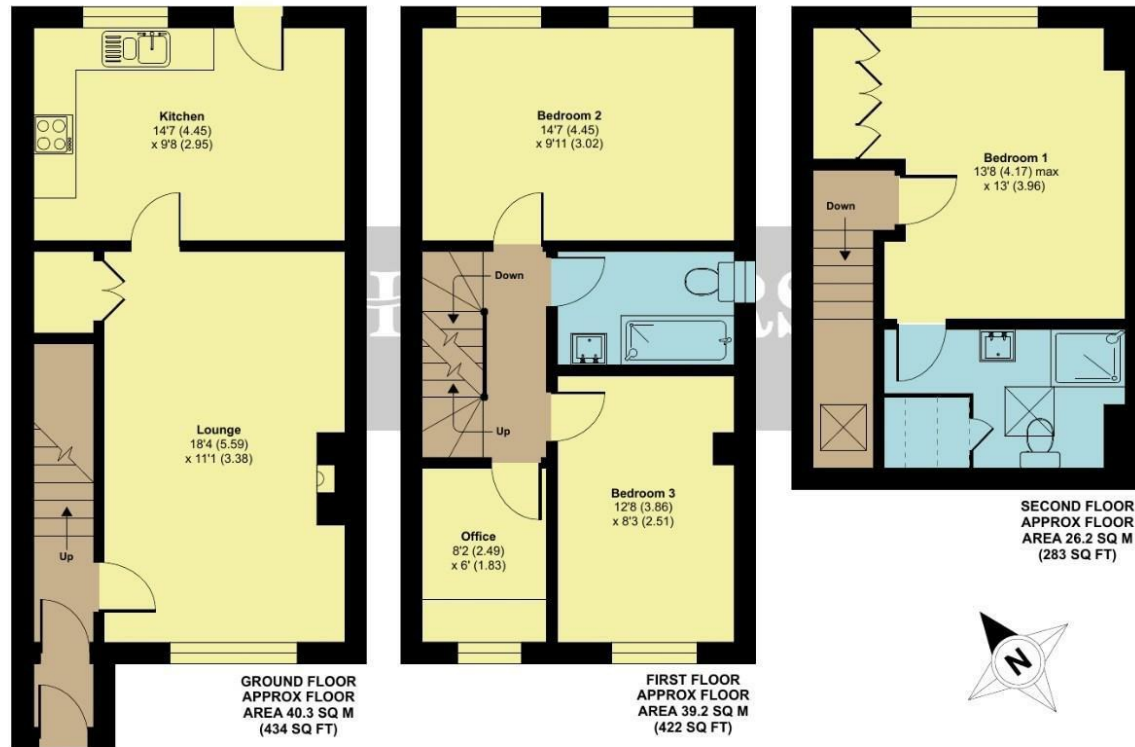




St. Johns Court, Ulleskelf, Tadcaster, LS24

Approximate Area = 1126 sq ft / 104.6 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Total = 1139 sq ft / 105.8 sq m
 For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1388307

Viewings

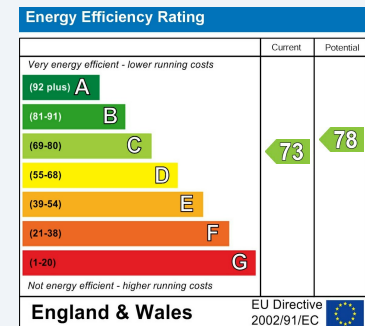
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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