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Lakeside Approach, Barkston Ash, Tadcaster, North
Yorkshire

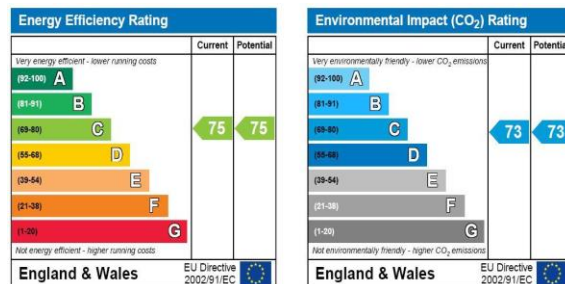
Lakeside Approach, Barkston Ash, Tadcaster, North Yorkshire

Asking price: £247,000

Set in the stunning location outside of Barkston Ash lies this beautiful development which has a selection of houses, apartments and duplex homes and offers executive living in a peaceful environment. The property boasts stunning countryside views and adopts a stunning position within reach of all the countryside walks.

Set on the first floor the modern apartment has recently been improved by the current owner and briefly consists of: Communal intercom entrance, stairs to private entrance. A spacious welcoming hall with two part glazed windows providing ample light. The modern kitchen which is fitted with some appliances then opens into the lounge and stunning conservatory, an ideal place to enjoy those views! The property boasts three spacious bedrooms, the master with fitted furniture and en-suite which has recently been tiled along with a modern bathroom, completing this stunning home.

The communal grounds are well cared for by the management company and pride themselves on ensuring the development looks beautiful throughout the year. Allocated parking space and visitor space available along with the garage which provides plenty of storage.



ENERGY PERFORMANCE CERTIFICATE

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



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LOCATION

Lakeside approach is approximately 1 mile from Barkston Ash which is a much sought after village situated between Leeds and York, both being approx 14 miles away. The property benefits from excellent local facilities including various shops, schools for children of all ages, public houses, sports and health facilities. There is an excellent road system providing access to the A1/M1 link road w...

DIRECTIONS

From Wetherby, travel South on the A1, at the A64 interchange turn left towards York. Take the first exit to Tadcaster and continue on into Tadcaster itself. At the traffic lights by John Smith's Brewery, turn right signposted Sherburn-in-Elmet. Continue along the A162 through the village of Towton, and just before entering Barkston Ash turn left into Scarthingwell Park. Continue into the d...

ENTRANCE HALL

Spacious welcoming with wood flooring and doors leading into kitchen/dining area, bedrooms and house bathroom. Two built in storage cupboards. Two doors part glazed to allow light.

KITCHEN/ DINER

25'8" (max) x 18'10" max) (include living space)
7.86m x 5.52m

Fitted with a range of wall and base units. Work surfaces with 1.5 stainless sink unit with mixer tap. Neff hood. Gas hob. Electric oven. Integrated Neff washer/dryer. Integrated fridge/freezer. Two radiators. Two windows to the front elevation.

Lounge

A spacious living space with windows to the front aspect. Opens into the kitchen/diner.

CONSERVATORY

Windows to the front and side with stunning views across woodland and local countryside.

MASTER BEDROOM

15' (max) X 14'5" (max)
4.57m x 4.42m

Wood floors. Fitted with wardrobes. Window to the side aspect with stunning countryside views. Doors to the en suite. Radiator.

ENSUITE

0m x 0m

A recently replaced tiled en-suite with a walk in shower enclosure. Pedestal was basin and a low level flush WC. Shaver point. Down lights.

BEDROOM TWO

12' (max) x 11'2" (max)
3.66m x 3.41m

A spacious double bedroom with a window to the front aspect. Wood floors. Radiator.

BEDROOM THREE

8'9" x 7'1"
2.71m x 2.16m

Window to the side aspect. Wood floors. Radiator.

HOUSE BATHROOM

Panelled bath. Low level WC. Pedestal wash hand basin. Extractor fan. Wood floorings. Tiled walls. Radiator.

GARAGE

There is a garage with an up and over door, lights and power. There is also an allocated parking spot.

Outdoor Space

Communal grounds and local walking areas provide a pleasant space to enjoy to great outdoors.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01937588228

OPENING HOURS:

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am -4.00pm, Closed on Sunday

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.

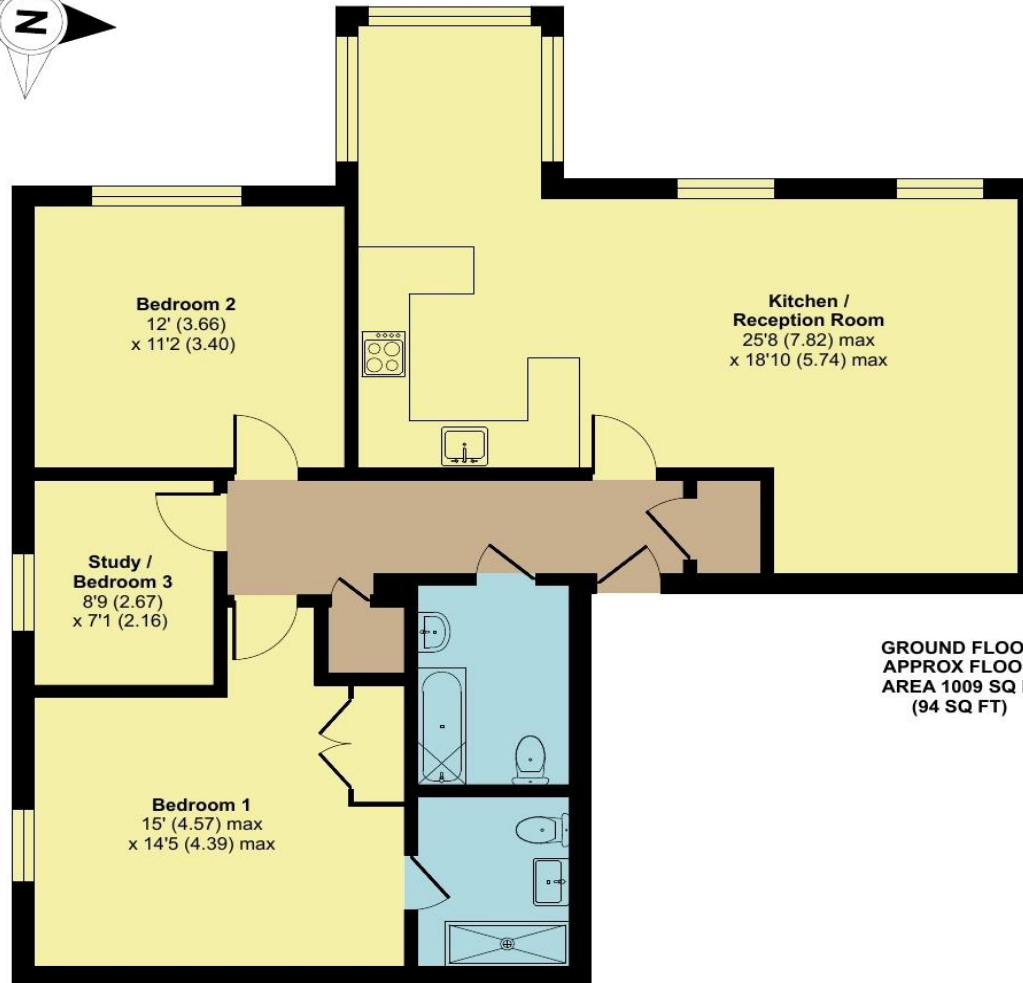
DISCLAIMER

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.

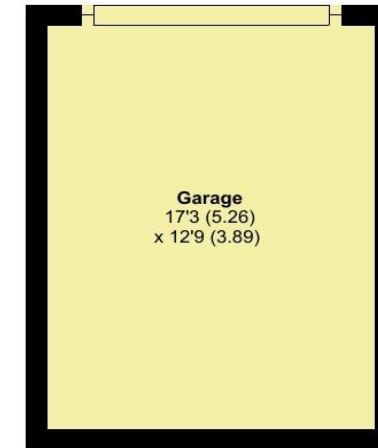
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Approximate Area = 1229 sq ft / 114 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 1009 SQ M
(94 SQ FT)



GARAGE APPROX
AREA 220 SQ M
(20 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 840786









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