



Wheatdale Road, Ulleskelf, North Yorkshire, LS24 9UG

- TWO BEDROOM SEMI DETACHED HOUSE
- LOCAL TRAIN STATION WITH DIRECT LINKS TO LEEDS & YORK
- OFF STREET PARKING FOR TWO CARS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- PRIVATE REAR GARDEN
- COUNCIL TAX BAND B / EPC RATING D

Asking Price £220,000



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DESCRIPTION

This charming two bedroom semi-detached house is beautifully presented throughout and decorated in neutral calming tones making it ideal for investors or first time buyers alike.

On entrance into this welcoming home you enter via a small entrance which leads you into the well sized contemporary lounge with stairs leading to the first floor. A large window to the front of the property floods the already bright room with natural light.

The kitchen/diner offers the perfect space for hosting friends or just sitting and catching up after a busy day. The kitchen has a range of wall and base units, space for a fridge freezer, plumbing for a washing machine and also integrated electric hob and oven.

The first floor offers two bedrooms and a lovely house bathroom with wash basin, w/c and bath with shower over.

There is a driveway to the side of the property and a private enclosed rear garden that boasts both a patio and grass offering the best of both worlds. This perfect outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

Ulleskelf is a historic village situated in the Selby District of North Yorkshire, some four miles from the market town of Tadcaster with convenient links to the A64 and A1(M). It is situated a short drive from both Leeds and York city centres. Ulleskelf has a range of amenities including a post office, general store, garage, church, village hall and sports fields. The railway station in the village has regular train services to York, Sheffield, Hull and Leeds. There are school bus services to nearby Church Fenton with its primary school and to Tadcaster's renowned Tadcaster Grammar Secondary School.

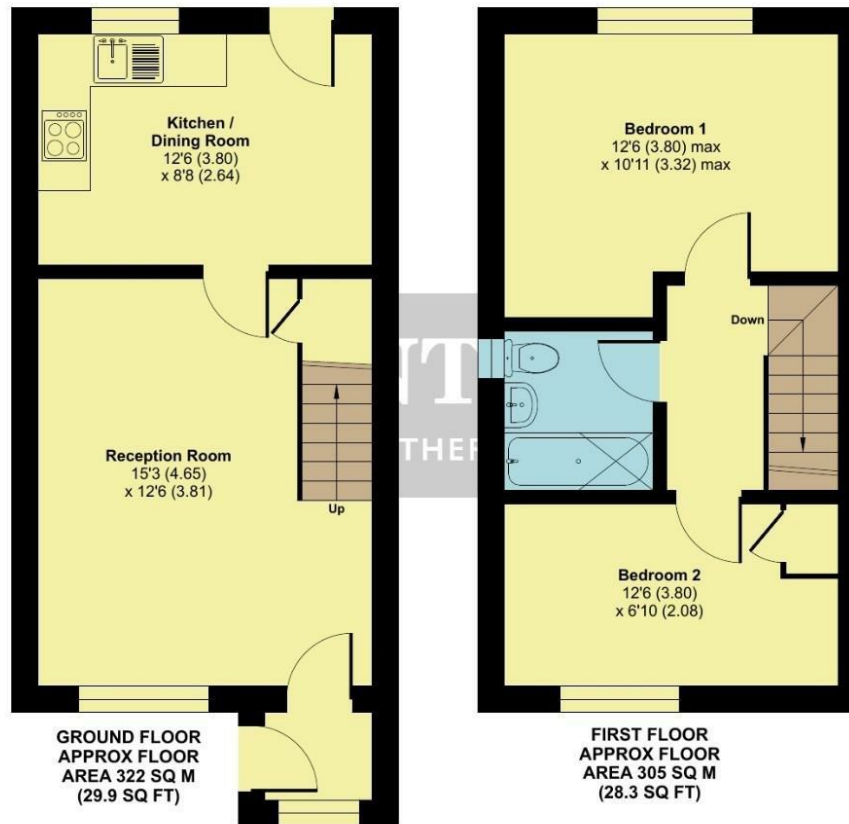




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Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñche.com 2026. Produced for Hunters Property Group. REF: 1396805

Viewings

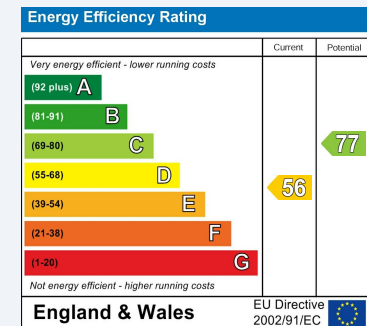
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

