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5 Orchard Park, Ulleskelf, Tadcaster, LS24 9FT

# **5 Orchard Park, Ulleskelf, Tadcaster, LS24 9FT**

## **Asking Price £375,000**

Hunters Wetherby are delighted to offer this immaculately presented, three bedroom detached property. Located on an enviable plot on Orchard Park in Ulleskelf, this home boasts modern open plan living, downstairs W/C, three generous bedrooms, garden and a detached garage.

Built just over 6 years ago in the popular village of Ulleskelf, and built by a locally respected developer the Orchard Park development, this beautiful home is sure to appeal to a range of purchasers.

Approached from the path via a paved walkway leading to the external front door. Entering the property into the welcoming and bright entrance hall, tastefully decorated in neutral tones, which complement the oak internal doors found throughout. Carpeted floor covering staircase leads to the first-floor landing and accommodation.

A downstairs cloakroom offers a low-level W/C and pedestal wash hand basin with mixer tap.

The lounge is a relaxing space, with a window overlooking the front aspect. A stunning log burning stove is the focal point of this stunning reception room, perfect for cosy evenings.

The open plan kitchen diner has been cleverly designed to be a sociable area to enjoy with family and friends. Bi-fold doors lead directly onto the rear garden, really opening up the heart of the home. Fitted with a range of base and wall units in a stylish muted taupe tone, the kitchen also comes complete with a range of integrated appliances, including an electric hob with extractor over and electric oven. Space is provided for a fridge freezer and a stainless-steel sink with mixer tap and drainer sit below a window overlooking the rear aspect. A utility off the kitchen has a external door to the rear garden.

The dining area is a lovely space to sit and enjoy views over the garden via the bi-fold doors. Plenty of space is available for a formal dining set up and for socialising.

The carpeted staircase leads to the landing and first-floor accommodation, briefly comprising bedrooms one to three and the house bathroom. A hatch provides access to the loft space, a airing cupboard housing the boiler and cylinder water tank.

Bedroom 1 serves as the principal bedroom with en-suite shower room. A generous double overlooking the front garden, this neutral bedroom offers plenty of space for a large bed and benefits from fitted wardrobes with mirror sliding doors. The en-suite shower room is fitted with a low-level W/C, wall mounted wash hand basin with mixer tap set over a vanity unit and a shower enclosure.

Bedroom 2 is another double bedroom overlooking the rear aspect. With space again for a large bed and other items of furniture to taste, and finished in tasteful neutral tones.

Bedroom 3 is a good-sized single room to the rear of the property. Currently set up as bedroom but could be an office if desired.

The modern house bathroom offers a luxury feel, with partially tiled wall tiles, bath with hand shower attachment, low level W/C and pedestal wash hand basin with mixer tap.

Externally, the property has real kerb appeal, with an attractive frontage with a range of mature plants and shrubs. A single attached garage with electricity and light offers storage, and a driveway accommodates off-street parking for one car and a electric charging point. The secure rear garden is mostly laid to lawn, and comes with a paved patio area just off the dining room plus a large decking area. There is a paved walkway down the side of the property to a pedestrian gate to access the front of the property, and further space is provided to the side of the garage.

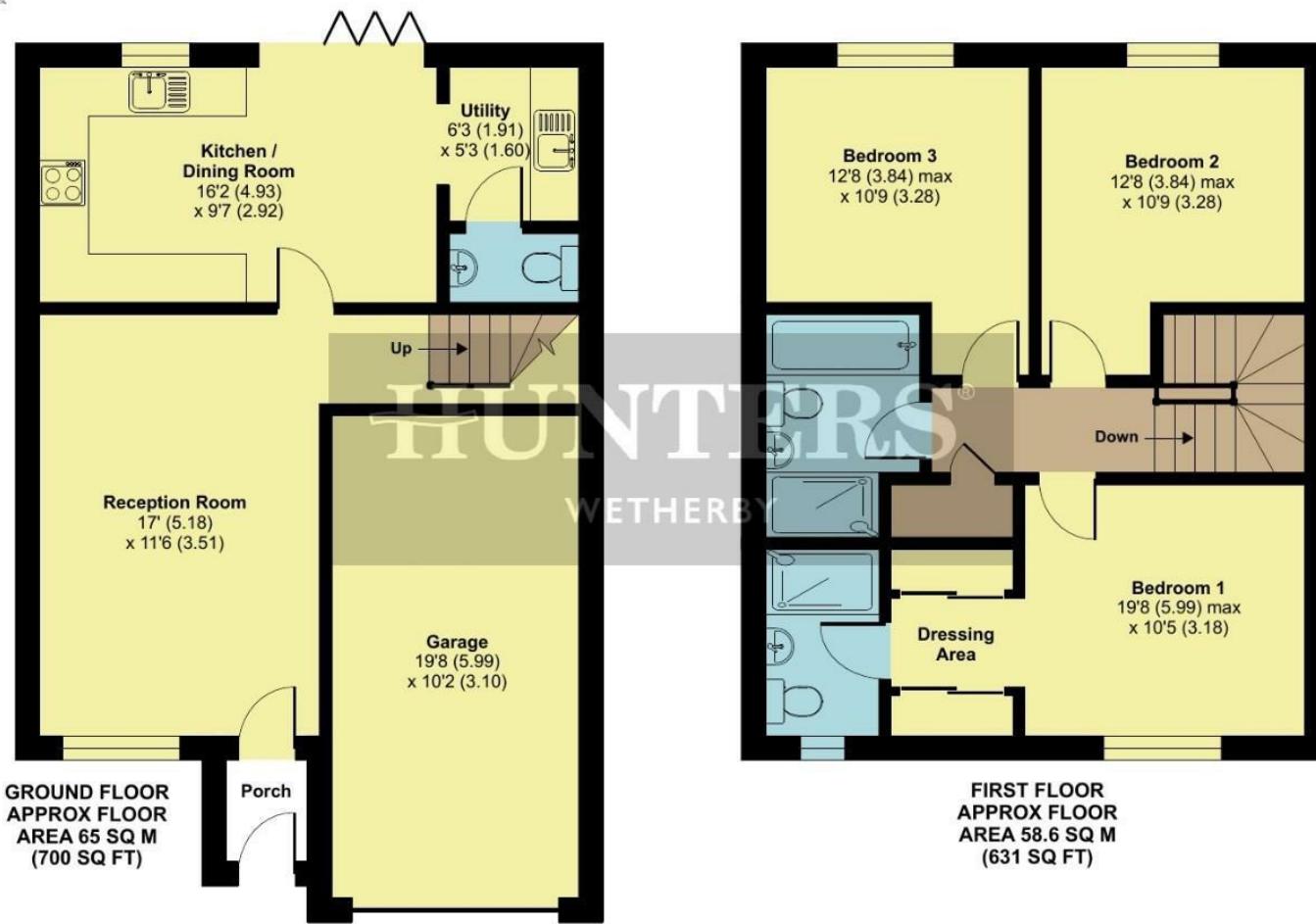
Ulleskelf is a popular village, close to the market town of Tadcaster. Ulleskelf appeals to those who wish to live life away from the hustle and bustle, but with easy access to travel to York and Leeds, as well as being within a short distance of all major road links. A train line also services the village, which has a pub, post office and village shop.



# Orchard Park, Ulleskelf, Tadcaster, LS24

Approximate Area = 1310 sq ft / 121.6 sq m (includes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

