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HERE TO GET *you* THERE

Church Street, Barkston Ash, Tadcaster, LS24 9PJ

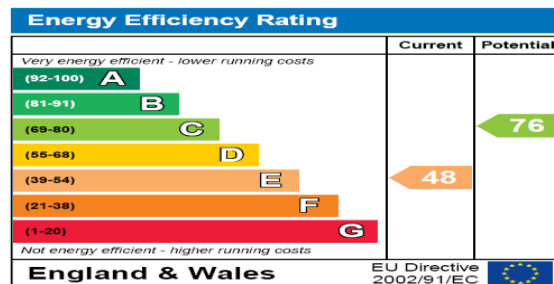
Church Street, Barkston Ash, Tadcaster, LS24 9PJ

Asking price: £380,000 (Offers Over)

In the heart of the popular village of Barkston Ash lies this beautifully presented and characterful cottage which boasts many original features and in our opinion represents excellent value. Approximately 30 years ago the property was developed to the home it is today and was once the village Post Office. The building however is believed to date back to the 18th century and steeped in history.

A viewing is a must to appreciate the size and location with the property benefitting from plenty of natural light and boasts gas fired central heating. To enter the property, enter the court garden and to the side is the entrance door leading to the fitted kitchen, set in cream. The dining room extends into the living room and measures over 25ft with Oak clad beams, a central fireplace and exposed stone pillar. The spacious hallway also boasts a useful utility/WC, storage and bedroom three which can also be used as an occasional room. Stairs then lead to the first floor landing with a further two double bedrooms and the house bathroom with shower.

Parking is plenty with the garage attached in stone with an up and over door, access to the conservatory with French doors leading to the patio. A stable is an addition to the property with electric points and window, ideal for those who work at home. Entering Vine Cottage via double wrought iron gates, there is a substantial block paved driveway for ample off road parking. To the front there is a lawned garden with flowers and shrubs.



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

Barkston Ash 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 which in turn provides swift and easy access for commu...

DIRECTIONS

Leave Wetherby traveling South along the A1, at the A64 interchange turn left towards York, taking the first exit signposted for Tadcaster and continue into Tadcaster. At the traffic lights by the John Smiths brewery turn right signposted for Sherburn in Elmet and continue along the A162 through the village of Towton onto the village of Barskton Ash, turn left into the main street, bear left into Church Street and the property is located on the right hand side

HALLWAY

With external door to front leading to porch. Useful storage cupboard and doors leading to the utility/WC and bedroom three/office

PORCH

1.4m x 1.45m

External door to front and internal door leading to the hallway.

KITCHEN BREAKFAST ROOM

4.55m x 3.18m

A fitted kitchen set in cream with plenty of base and wall units along with preparation surfaces. 4 ring gas hob and electric oven. A stainless steel 1.5 sink with mixer tap and tiled splash backs. Plumbing for a dishwasher. Space for a fridge freezer. External door to side and window to side

DINING ROOM/LOUNGE

7.9m x 4.22m

A spacious room with exposed stone pillar and Oak clad beams. Step up to lounge area, with central fireplace with

marble effect hearth and gas living flame fire. 3 windows to side aspect

UTILITY/WC

2.82m x 1.85m

Window to rear. Fitted with base units with space for a washing machine and tumble dryer. Pedestal wash basin, low level flush WC, shaver point and radiator .

BEDROOM THREE/OFFICE

4.27m x 3.56m

Window to front aspect and radiator.

FIRST FLOOR LANDING

4.9m x 1.5m

Doors to bedroom and house bathroom. Window to side and radiator.

BEDROOM ONE

4.67m x 3.23m

Window to side, radiator, and ceiling down lights.

BEDROOM TWO

4.62m x 3.18m

Window to side and radiator, access to roof, linen cupboard with wardrobe space beneath.

BATHROOM

A walk-in shower cubicle and panelled bath, low level flush w.c, pedestal wash basin, vanity unit with storage beneath, radiator and part tiled walls. Window to the side aspect and a built in storage cupboard.

CONSERVATORY

4.98m x 2.51m

Accessed via the outside of the property is a delightful conservatory with tiled floor, wall lights and radiator.

GARAGE

Next to the house is an attached stone garage with electric up and over door.

STABLE

With window to front, concrete floor, lights and power.

PATIO

Flagstone patio area with flower bed borders and stone wall boundaries.

TO THE FRONT

Entering Vine Cottage via double wrought iron gates, there is a substantial block stone driveway for ample off road parking. To the front there is a lawned garden with flowers and shrubs.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01937588228

OPENING HOURS:

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am -4pm, 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 = 1602 sq ft / 148.8 sq m (includes garage)

Outbuilding = 148 sq ft / 13.7 sq m

Total = 1750 sq ft / 162.5 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). © nichecom 2022. Produced for Hunters Property Group. REF: 856367







