



# 23 Lakeside Approach

Barkston Ash  
LS24 9PH

Offers in the region of  
£315,000



- FIRST FLOOR DUPLEX APARTMENT
- MODERN RESIDENTIAL DEVELOPMENT
- THREE DOUBLE BEDROOMS
- EN-SUITE AND SEPARATE BATHROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SECOND STOREY CONSERVATORY
- COMMUNAL GARDENS
- PARKING SPACE AND GARAGE





Nestled on the edge of the charming village of Barkston Ash, Tadcaster, this exquisite first-floor duplex apartment on Lakeside Approach offers a perfect blend of modern living and comfort. The property is part of a contemporary development, showcasing a collection of similar stylish homes that enhance the appeal of the area. Upon entering, you are greeted by a spacious and inviting layout that features three generously sized double bedrooms, providing ample space for relaxation and privacy. The modern kitchen is a highlight of the apartment, equipped with integrated appliances that make cooking and entertaining a delight. One of the standout features of this property is the second storey conservatory, which floods the living space with natural light and offers a serene spot to enjoy the picturesque views of the surrounding landscape. With its thoughtful design and modern amenities, this apartment is ideal for families or professionals seeking a comfortable and stylish home in a peaceful setting. The location provides easy access to local amenities and transport links, making it a convenient choice for those commuting to nearby towns or cities.

Entrance door leading into a lobby with stairs upto:-

#### Entrance Hall

With doors off and stairs to the second floor. Radiator.

#### Cloakroom

Having a white suite comprising wash hand basin and wc. Radiator.

#### Living Room

6.18m x 4.05m max (20'3" x 13'3" max)

Being of a dual aspect with windows to the rear and side elevations. Having a wall mounted electric fire and two radiators. Open to:-

#### Second Storey Conservatory

2.97m x 2.92m (9'8" x 9'6")

With a glass roof and windows to three sides overlooking adjoining fields.

#### Kitchen

3.23m x 3.09m (10'7" x 10'1")

Having a good range of modern cream fronted base and wall units. Complimentary work surfaces incorporating a composite sink with mixer tap over. Integrated electric oven and hob with extractor over. Integrated washing machine, dishwasher and fridge freezer. With a window to the side elevation and an opening into:-

#### Bedroom 1

3.58m x 3.55m (11'8" x 11'7")

Being of a double size and having a window to the rear elevation. Radiator.

#### En-Suite Shower

2.3m x 2.21m (7'6" x 7'3")

Having a white suite comprising wash hand basin and a wc with a separate shower cubicle. Shelving providing useful storage space.

#### Second Floor Landing

With doors to bedrooms and an understairs storage cupboard.

#### Bedroom 2

5.51m x 3.08 (18'0" x 10'1")

Being of a double size with an opening velux balcony and fitted wardrobes.

#### Bedroom 3

5.51m x 3m (18'0" x 9'10")

Being of double size with an opening velux balcony and fitted wardrobe.



#### Jack and Jill Bathroom

2.69m x 1.69m (8'9" x 5'6")

Having a white three piece suite comprising panelled bath with shower over, wash hand basin and wc.

#### Garage

Single garage with electric door.

#### Outside

There is a dedicated parking space along with communal gardens. There is also a parking area for visitors.

#### Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)

#### Note

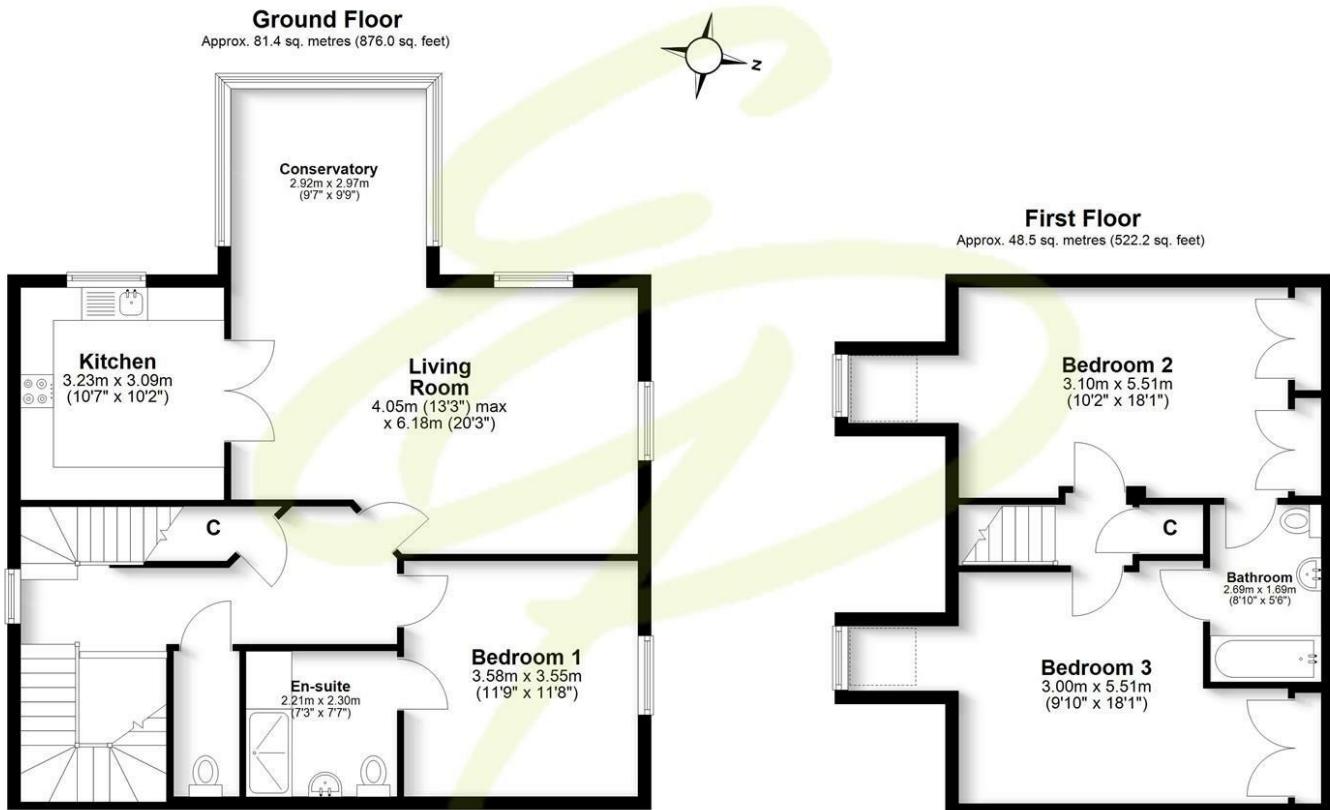
This is a leasehold property with 978 years remaining.

Charges apply as follows:-

Ground Rent - £ 300 per annum

Service Charge - £117 per month. This includes the outside maintenance of the buildings and garage, upkeep of communal gardens and maintenance of inside communal areas.





Total area excludes garage.  
All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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