

BATHROOM

With four piece Sottini suite and gold plated fittings comprising:- Double round ended bath inset into travertine marble surround and splashbacks, mixer taps and handspray, pedestal wash hand basin with mixer taps and marble splashback, feature globe lit mirror and matching side light, bidet, low flush w.c. and matching fittings, polished flooring, Velux roof light, door to landing.

BEDROOM TWO

19ft2in x 13ftoin (5.84m x 3.96m)
Open beamed ceiling, full height architectural feature housing pine framed wardrobe with hanging space and access to eaves, airing/storage cupboard with slatted shelves, cylinder cupboard with Dunsley Neutraliser, polished floor, Halogen uplighters. Velux windows overlooking rear garden, two radiators.

OUT SIDE

The property is approached across a double gravelled drive with brick edging, half round lawned island with feature shrubbery and automatic spotlights. There are blue brick steps and planters to the front. There are gardens to side with ornamental trees and lawned rear garden with shrubbery copses, York stone patio and matching blue brick walls, south facing aspect.

The property extends in all to just under 0.81 acre.



DOUBLE GARAGE

6.22m x 5.26m (20ft5in x 17ft3in)
With up and over door, personal internal door, light, power and water, eaves storage.

TIMBER /FIELD STORE / POTENTIAL HOME OFFICE

18ftoin x 15ftoin (5.49m x 4.57m)

SERVICES

Mains, electricity, water and drainage installed. Gas, we understand, is available in the road.

HS2 NOTE

Please note that the proposed HS2 highspeed railway line will pass within 500 yards of this property. Purchasers should make their own enquiries as to the exact location and impact that this may have on the property itself.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937)582731

Details prepared May 2021

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
59	67	53	63

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental (CO₂) Impact Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



Barkston Ash ~ Moorfield House, Common Road, LS24 9PQ

A contemporary detached house set in grounds of approximately 0.81 of an acre situated on the edge of this popular village with local primary school, within 15 minutes of Leeds and York by train and 1.5 hours to Kings Cross London.

- Constructed of limestone and Burlington blue slate
- Four bedrooms, two bathrooms
- Lounge, dining room and garden room
- Double garage
- Lawned garden and paddock of approximately 0.81 of an acre

£695,000 PRICE REGION FOR THE FREEHOLD

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Premium

All-round excellence, all round Wetherby since 1950

BARKSTON ASH

Barkston Ash is a popular village set off the A162 some five miles south of Tadcaster with highly respected primary school, village hall, Church of England and Catholic churches, together with the benefit of Scarthingwell Golf Course and restaurant within walking distance through parkland. The A64 links Leeds, Tadcaster and the new A1/M1 link provides easy access to the major motorway networks for travel further afield. For the train traveller there is a commuter link at nearby Church Fenton.

DIRECTIONS

Travelling south from Wetherby on the A1, take the first turn signposted Boston Spa. Continue through the village on to Tadcaster, taking right turn at T junction in Tadcaster High Street. At traffic lights turn left on to A162 signposted Sherburn/Church Fenton. Continue through Towton, passing Scarthingwell Golf Course on left hand side. Take the left hand turn to Barkston Ash Main Street, continuing through village road which bends first sharply to the left and then right. The property is situated on the eastern edge of the village on the right hand side.

THE PROPERTY

An individual detached house built by the present owners to a high standard with the addition of hardwood garden room.

Set in large gardens and paddock of approx 0.81 of an acre, on the edge of this increasingly popular and conveniently situated village.

The centrally heated and double glazed accommodation in further detail giving approximate room sizes comprises:-

GROUND FLOOR

LOBBY

Leads via oak door and screen with leaded glass to :-

RECEPTION HALL/LOUNGE

29ft11in x 13ft4in (9.12m x 4.06m) into bay overall, Junkers solid ash floating floor into lounge, staircase to first floor featuring halogen high level and oak covered underlit oak galleried landing and staircase with barley twist oak newels, doors through to side hall and kitchen and four door folding oak screen to :-



LOUNGE

South facing bay to rear, discrete halogen microlighting, fireplace with oak mantle and fender, radiator, oak cornicing, tiled back and hearth and back boiler, double doors to :-



DINING ROOM

12ft11in x 12ft8in (3.94m x 3.86m) With south facing patio doors to raised terrace, halogen picture light. Radiator, French doors to :-



GARDEN ROOM

24ft0in x 13ft2in (7.32m x 4.01m) max 8ft8in (2.64m) min Having porcelain floor with underfloor heating, four wall light points, double glazed windows and wide double doors to rear garden and terrace.



BREAKFAST KITCHEN

12ft11in x 12ft0in (3.94m x 3.66m) Arthur Bonnet oak kitchen, granite tiled worktop and breakfast bar with oak edging, integral appliances including Neff cooker with flush inset ceramic hob and extractor over, AEG fridge and freezer, Neff twelve place dishwasher, recessed lights to ceiling, wall side light, radiator, two double glazed windows to front, tiled floor, recessed ceiling lighting, ceiling cornice, glazed door with bevelled glass to dining room and door to :-



REAR HALL/UTILITY ROOM

9ft9in x 7ft9in (2.97m x 2.36m) Daniel Platt quarry tiled floor, Trianco oil fired boiler and housing, plumbed for automatic washer. Access to garden room.

Separate doors through to :-

ATTACHED DOUBLE GARAGE and :

CLOAKROOM

With low flush w.c., wash hand basin inset into surround with fitted cupboard under

FROM MAIN HALL:-

SIDE HALL (East) leads to:-

BATHROOM

Fully tiled with full width feature mirror, three piece suite comprising:- Jacob Delafon cast iron bath with Mira shower over, low flush w.c., pedestal wash hand basin fitted with post-formed shelf over, halogen spot lights, double glazed window.

BEDROOM FOUR / STUDY

12ft2in x 7ft0in (3.71m x 2.13m) Double glazed windows to front and side, radiator, ceiling cornice.

BEDROOM THREE

12ft7in x 13ft2in (3.84m x 4.01m) overall Full width fitted frame-less mirrored wardrobes with hanging and shelved fittings concealing office area, overhead and side lights, ceiling cornice, double glazed window to rear.

FIRST FLOOR

GALLERIED LANDING

With paired open beamed ceiling and oak coving, halogen track and picture feature lighting, Velux overhead window lights, leads to :-

BEDROOM ONE

19ft7in x 19ft2in (5.97m x 5.84m) into Dressing Area Open beamed ceiling, Velux south facing rooflights, access to eaves, polished hidden nail flooring, Halogen uplighters and side lights, two radiators, door through to :-

