

...Your proactive estate agent



4 Church Croft, Barkston Ash, Tadcaster, North Yorkshire, LS24 9SZ
Offers In Excess Of £450,000



SOLD BY PARK ROW



GROUND FLOOR ACCOMMODATION

ENTRANCE

Timber entrance door with two double glazed frosted panels with decorative leadwork leading into:

ENTRANCE HALLWAY

9'7" x 6'2"

Timber effect 'Karndean' flooring, telephone point, central heating radiator and staircase giving access to the first floor accommodation with timber spindles and balustrade. Doors leading off.

LIVING ROOM

25'1" x 11'5"

Having timber effect 'Karndean' flooring, double glazed window to the front elevation, two central heating radiators, television and satellite points. Door leading into kitchen and timber triple bi-fold doors give access through to dining/family area.



STUDY/BEDROOM FIVE

8'9" x 7'9"

Laminate wood flooring, television point, central heating radiator, double glazed window to the front elevation.



GROUND FLOOR CLOAKS

Having modern white suite comprising: moulded wash hand basin with waterfall style chrome mixer tap over with pull out drawer storage beneath in a wood grain effect finish. Concealed cistern close coupled w.c. Timber effect 'Karndean' flooring.



KITCHEN

15'6" x 14'3"

Having modern 'Keller' kitchen with full height units, base and wall units in a high gloss cream finish. 'NEFF' fan

assisted electric oven and 'NEFF' fan assisted microwave/combination oven with pull out plate warming drawer. 'NEFF' five ring electric hob with modern 'Elica' extractor over with built-in downlighters. Solid granite work tops with matching upstands and matching splashback to the rear of the hob. Inset one and a half sink with chrome mixer tap over and granite drainer. Integrated dishwasher and housing for American style fridge freezer. Central island with granite work tops and high gloss grey storage cupboards beneath with pop up electric points. Tile effect 'Karndean' flooring. Aperture leads through to dining/family area and further doorway leads through to:



KITCHEN PHOTOS



UTILITY

12'10" x 7'2"

Having base and wall units in a matt grey finish with decorative brushed steel handles. Marble effect roll top laminated work top with matching upstand. Single drainer stainless sink with chrome mixer tap over. Mosaic tiling between units. Plumbing for automatic washing machine, space for dryer and low level fridge/freezer. Central heating radiator, access to loft and uPVC door with double glazed frosted panel to the top half gives access to the rear with matching window to the side. Door leads to:



INTEGRAL GARAGE

16'5" x 7'7"

With up and over door, power and light connected.

DINING/FAMILY AREA

25'3" x 11'11"

'Karndean' timber effect flooring, four velux timber double glazed roof lights and brushed steel ceiling downlighters and five door bi-fold doors in a powder coated aluminium finish gives access to the rear. Modern tall central heating radiator.



FURTHER DINING/FAMILY PHOTOS



DINING ROOM/FAMILY ROOM PHOTOS



FIRST FLOOR ACCOMMODATION

LANDING

With access to the loft and doors leading off.

BEDROOM ONE

15'1" Max x 11'2" Max

(Being irregular shape)

With double glazed window to the front elevation, two chrome wall lights, central heating radiator and doors leading off to dressing room and en-suite shower room.



EN-SUITE SHOWER ROOM

6'6" Max x 5'1" Max

(Being irregular shape)

Having a modern white suite comprising: quadrant shower cubicle with 'Triton' electric shower and tiled to ceiling height with a mosaic stone tile. Rectangular wash hand basin with chrome mixer tap over sat on a mosaic stone tile platform and white close coupled w.c.



DRESSING ROOM

14'5" x 7'3"

Having full length full height fitted wardrobes with sliding mirror fronted doors to one wall, providing double hanging and shelved storage space. Additional double wardrobe with wood grain effect sliding doors. Velux timber double glazed window to the front elevation. Central heating radiator and laminate wood flooring.



BEDROOM TWO

11'5" x 11'3"

Central heating radiator, double glazed windows to the front elevation and high level storage cupboard.



BEDROOM THREE

13'6" x 8'11"

Full height wardrobes to one wall providing hanging and shelved storage space, two with timber effect fronts and one with full height mirror sliding front. Central heating radiator, uPVC double glazed window to the rear with open views.



BEDROOM FOUR

13'6" x 8'11"

Full height wood grain effect sliding wardrobes, one with mirrored front providing hanging and shelving. Central heating radiator, uPVC double glazed window to the rear elevation.



FAMILY BATHROOM

8'6" x 8'6"

Having walk-in open shower with glass screening and wet walling to ceiling height with a rainfall fixed shower head.

Freestanding slipper bath with wall mounted waterfall chrome mixer tap over and additional hand held shower head. Close coupled w.c, pedestal wash hand basin with waterfall chrome mixer tap over and wet wall splashback. Modern heated towel rail, brushed steel ceiling downlighters and timber velux style double glazed window to the rear elevation. Laminate wood flooring.



EXTERIOR



FRONT

Block paved driveway providing off street parking for multiple vehicles and leads to the integral garage with up and over door. Lawned area with herbaceous borders.

REAR

The rear garden is enclosed with perimeter fencing. Outside lamps and substantial decking area with timber spindles

and balustrade. Steps lead down from the decking area to a lawned area with herbaceous borders. Further steps lead down to a planting area with greenhouse.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a

mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

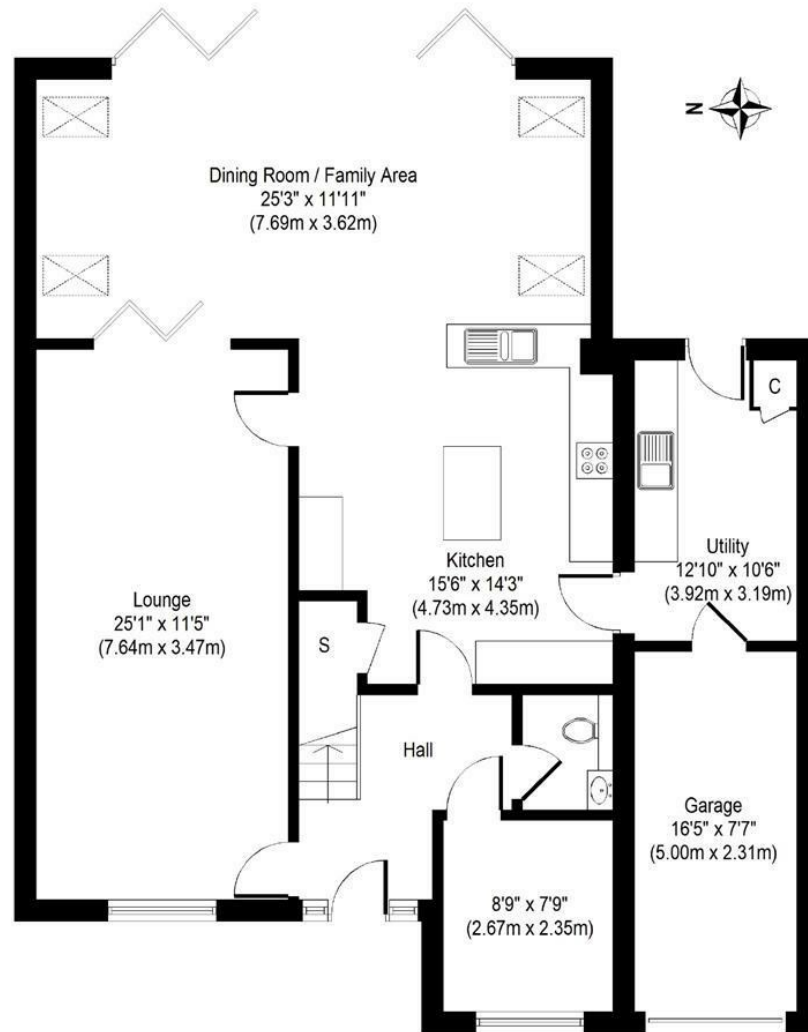
KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
1257 Sq. ft.
(116.8 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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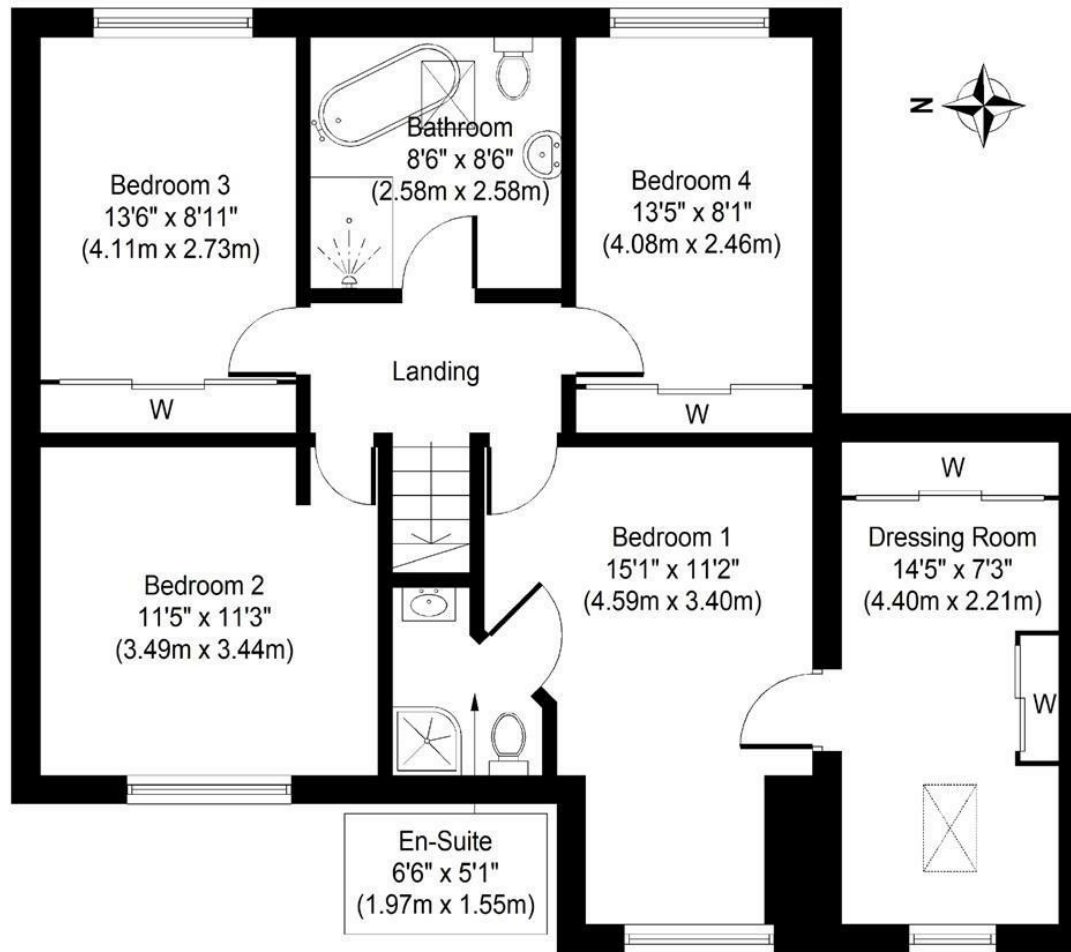
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First Floor
Approximate Floor Area
835 Sq. ft.
(77.6 Sq. m.)

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