Park Row

The proactive estate agent



# Lakeside Approach, Barkston Ash, Tadcaster, LS24 9PH

## Offers In Excess Of £300,000

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**STONE BUILT TOWNHOUSE**THREE BEDROOMS**THREE BATHROOMS**OFF STREET PARKING**GARAGE**SET WITHIN 40 ACRES OF PARK LAND**ENCLOSED REAR GARDEN**DOWNSTAIRS W/C**ENCLOSED REAR GARDEN**

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!







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FEDERATION OF INDEPENDENT AGENTS

## INTRODUCTION

Nestled in the charming village of Barkston Ash, Tadcaster, this modern three-bedroom townhouse on Lakeside Approach offers a delightful blend of comfort and convenience. Spanning an impressive 1,349 square feet, this terraced house is perfect for families or those seeking a spacious home.

Upon entering, you are greeted by a well-designed reception room that provides a warm and inviting atmosphere. The property boasts three generously sized bedrooms, two of which feature en-suite bathrooms, ensuring privacy and ease for family members or guests.

Additionally, there is a separate family bathroom, making it ideal for busy mornings. The modern kitchen is well-equipped and flows seamlessly into the living areas, creating a perfect space for entertaining or relaxing with loved ones. Outside, the enclosed rear garden offers a private retreat, perfect for enjoying sunny afternoons or hosting gatherings.

The property also includes private parking for one vehicle, a further garage, plus shared visitors parking, providing ample space for your vehicles and storage needs.

Furthermore, The estate boasts 40 acres of shared parkland, providing a wonderful space for leisurely walks, picnics, or simply enjoying the natural surroundings.

Nearby road access to the A64/A1(M) makes for easy travelling to Leeds, York, & surrounding areas. The rail network can be accessed at Church Fenton 1 mile away. Also within easy walking are Tadcaster Golf Club, Barkston Ash, & Saxton villages, with associated pubs, & schools. Further nearby facilities can be found in Sherburn, & Tadcaster.

This townhouse is not just a home; it is a lifestyle choice, offering a peaceful setting while remaining conveniently close to local amenities. With its modern features and beautiful surroundings, this property is a must-see for anyone looking to settle in a tranquil yet vibrant community.

Note. By negotiation if required.
1. All current furnishings are available.
2. A share of the paddocks either side of the lane to the estate. (3000 Ordinary shares in 'SCARTHINGWELL PARK PROPERTY MANAGEMENT LIMITED' (Company Number: 06974581).

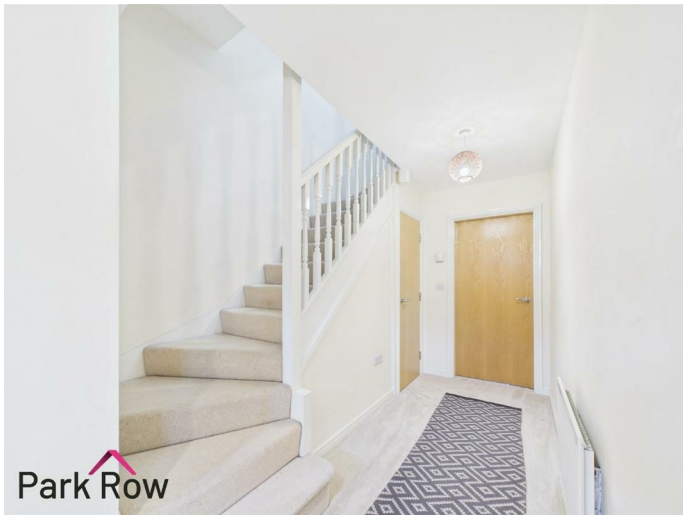
## GROUND FLOOR ACCOMMODATION

## ENTRANCE

Enter through a black wooden door with two obscure double glazed glass panels within which leads into;

## HALLWAY

17'10" x 4'3" (5.44 x 1.31)




Central heating radiator, stair access, under-stair storage cupboard and internal doors which lead into;

## KITCHEN/DINING ROOM

17'11" x 8'3" (5.47 x 2.54)

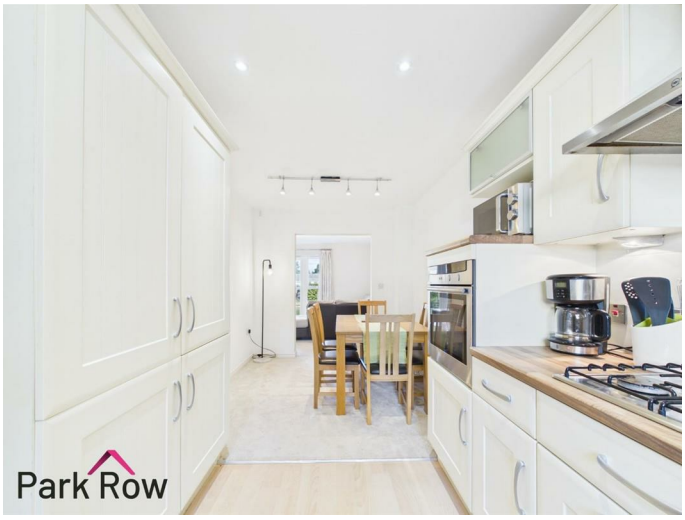



Double glazed window to the front elevation, central heating radiator, cream shaker style base and wall units, laminate worktop, stainless steel one and a half drainer sink with a chrome mixer tap over, four ring gas hob with a built-in extractor fan over, integrated oven, integrated fridge/freezer and an open doorway which leads into;










## LOUNGE

12'5" x 16'3" (3.81 x 4.97)




Central heating radiator, wall hung electric decorative fireplace and double glazed bi-fold doors with two double glazed windows to either side which leads out to the rear garden.



## W/C
6'9" x 3'0" (2.08 x 0.92)




Double glazed obscure window to the front elevation, central heating radiator, pedestal hand wash basin with a chrome tap over, tiled backsplash and a close-coupled w/c.




## FIRST FLOOR ACCOMMODATION

## LANDING
10'9" x 3'10" (3.30 x 1.17)




Central heating radiator, stair access and internal doors which lead into;

## BEDROOM ONE
12'5" x 16'4" (3.79 x 4.98)




Double glazed window to the rear elevation, two central heating radiators and an internal door which leads into;




## EN-SUITE
4'5" x 8'11" (1.37 x 2.73)




Central heating radiator, pedestal hand wash basin with a chrome tap over, close-coupled w/c and a fully tiled mains shower with a glass shower screen.

## BEDROOM THREE
13'3" x 8'11" (4.04 x 2.74)




Double glazed window to the front elevation and a central heating radiator.



## BATHROOM
6'11" x 6'5" (2.11 x 1.96)




Double glazed obscure window to the front elevation, central heating radiator, pedestal hand wash basin with a chrome tap over, close-coupled w/c and a square-edge bath.

## SECOND FLOOR ACCOMMODATION

## LANDING
7'0" x 3'6" (2.15 x 1.09)

Central heating radiator, cupboard with space for storage and an internal door which leads into;

## BEDROOM TWO
14'5" x 8'10" (4.41 x 2.70)




Double glazed roof balcony window to the front elevation, two central heating radiators, built-in wooden wardrobes and an internal door which leads into;







## EN-SUITE
5'8" x 7'2" (1.73 x 2.20)




Central heating radiator, pedestal hand wash basin with a

chrome tap over, close-coupled w/c and a fully tiled mains shower with a glass shower screen.

## EXTERIOR

## FRONT




To the front of the property there is a shared block paved courtyard which leads to the front door, borders filled with mature bushes and shrubs plus outdoor lighting.



## REAR




Accessed via the bi-fold doors in the lounge, concrete tiled area with space for seating, grass garden, metal fencing to the left hand side, shrub fencing to the right and rear hand side and a black metal gate to the rear which gives access to;





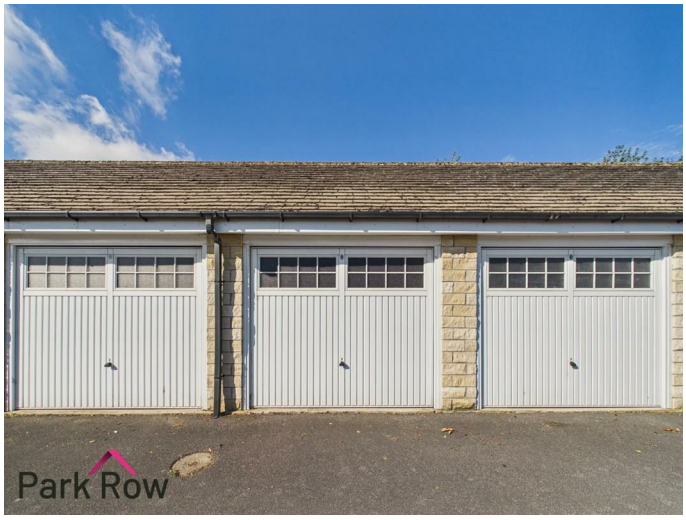






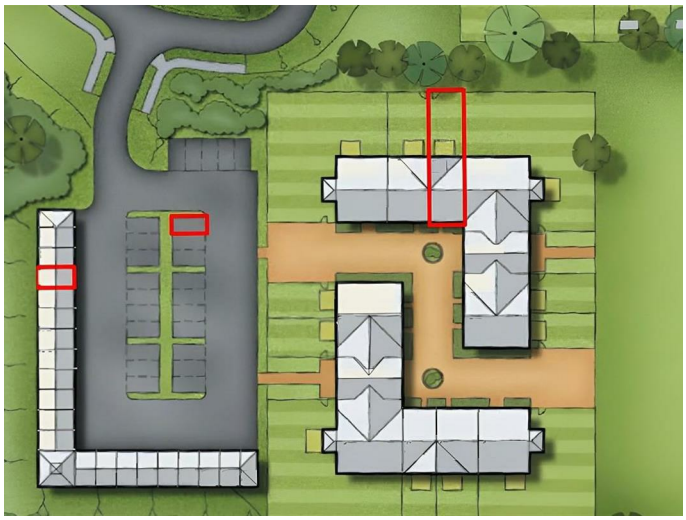

## GARAGE

16'9" x 9'8" (5.13 x 2.97)




White up-and-over door with two double glazed windows, space for parking and storage with lighting.

## PLOT



## 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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

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

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

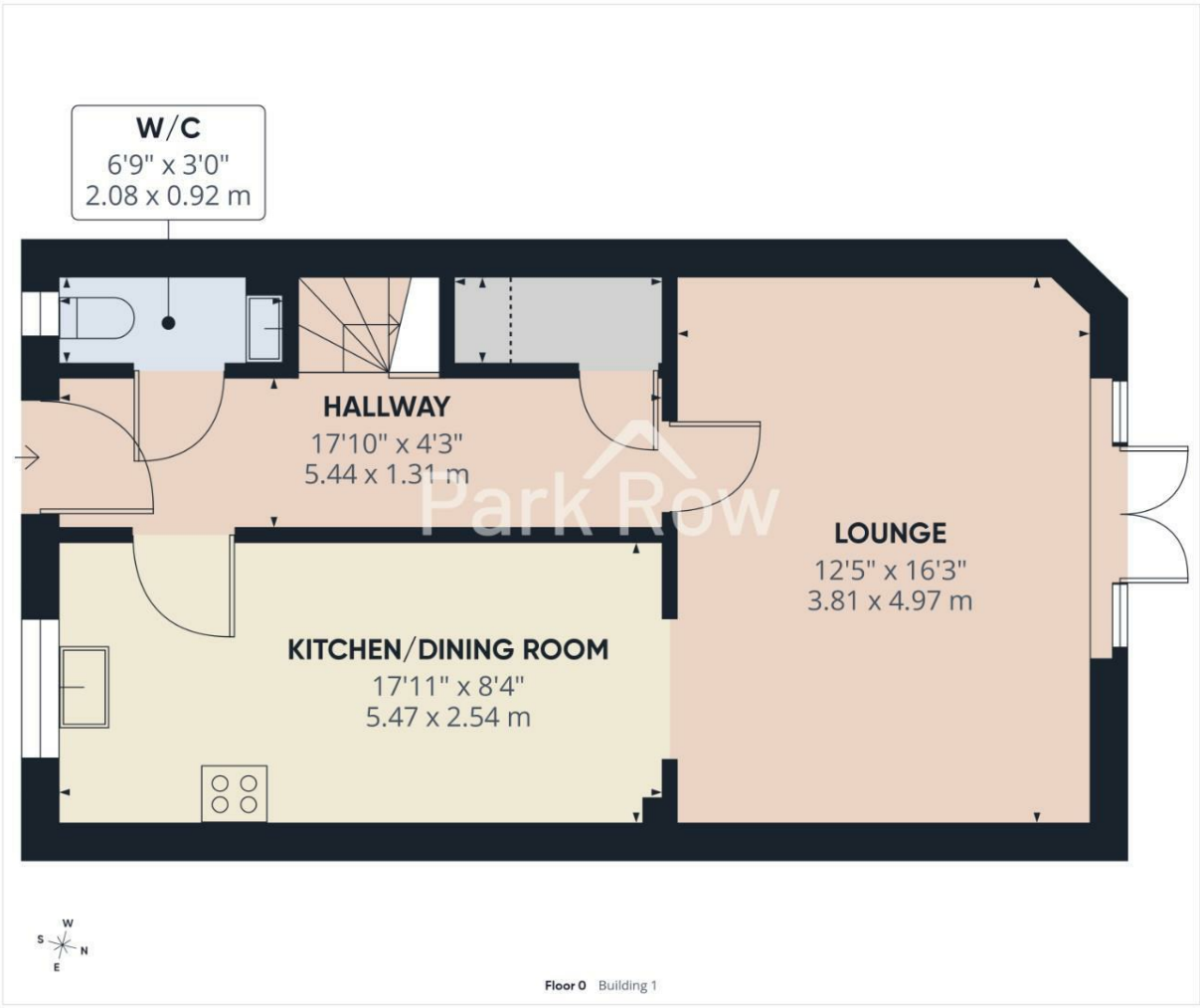
## TENURE AND COUNCIL TAX

Tenure: Leasehold
Local Authority: North Yorkshire Council
Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.




Floor 0 Building 1

Park Row

**Approximate total area**[1]

487 ft²

45.2 m²

**Reduced headroom**

4 ft²

0.4 m²

(1) Excluding balconies and terraces

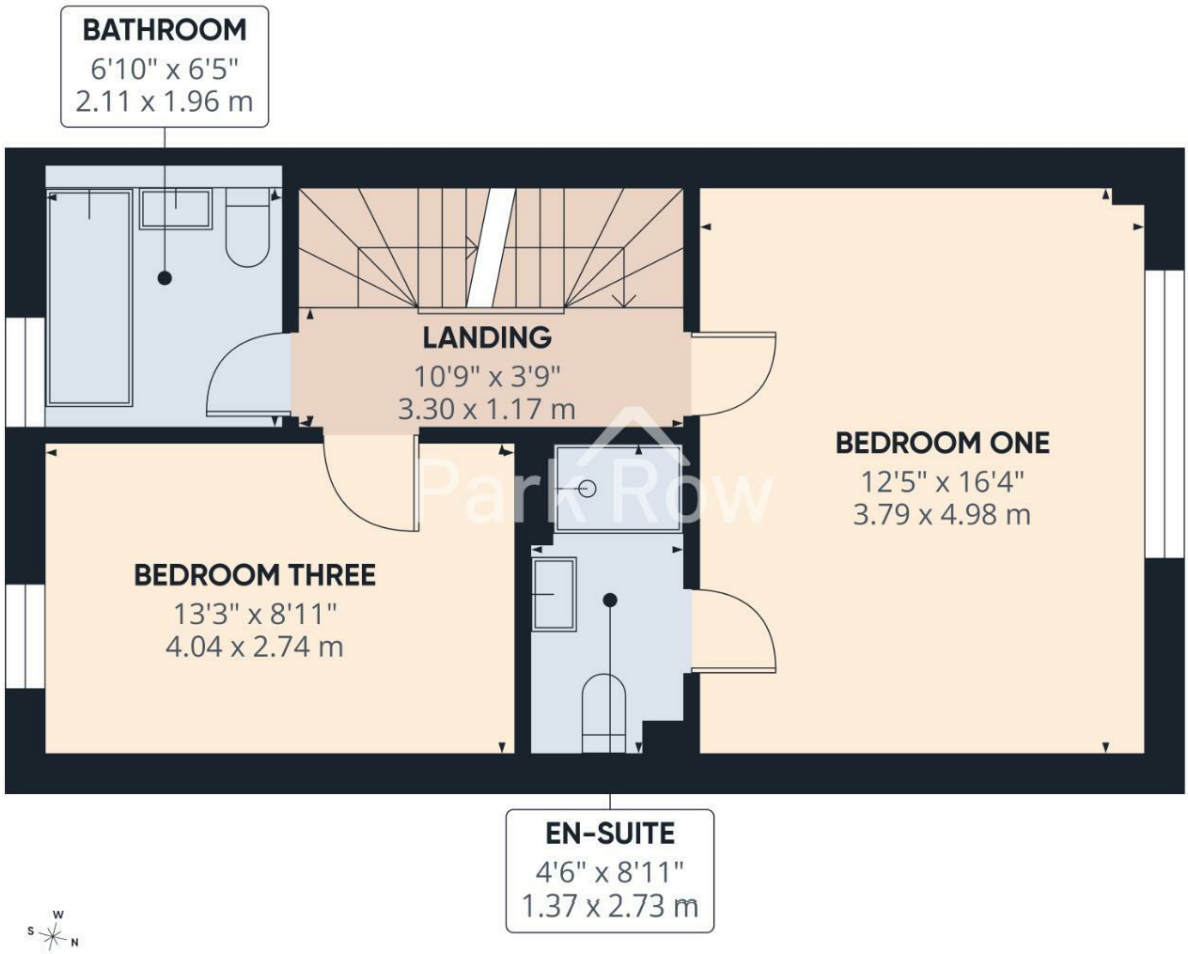
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Park Row

Approximate total area(1)

452 ft²

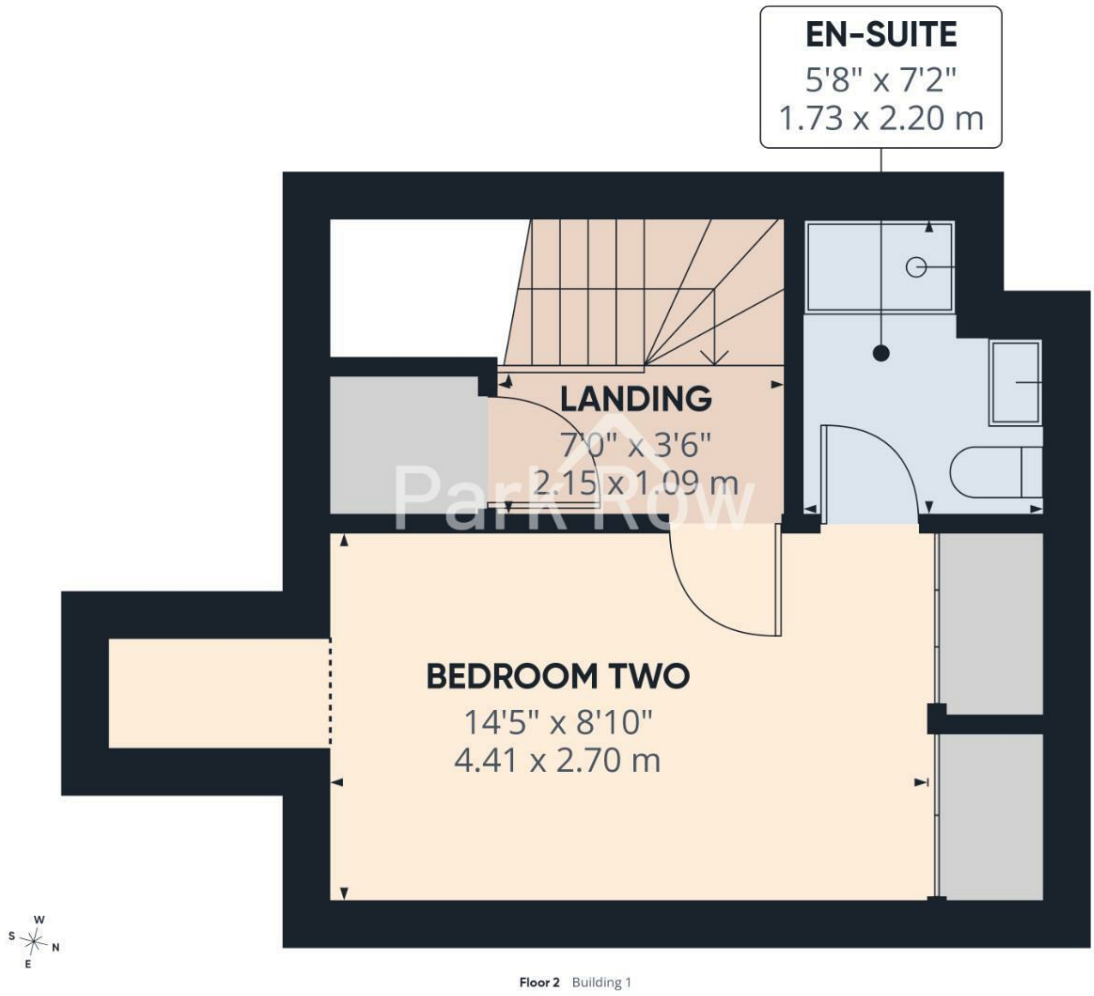
42 m²

(1) Excluding balconies and terraces

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Floor 2 Building 1

Park Row

**Approximate total area**(1)

244 ft²

22.6 m²

**Reduced headroom**

15 ft²

1.4 m²

(1) Excluding balconies and terraces

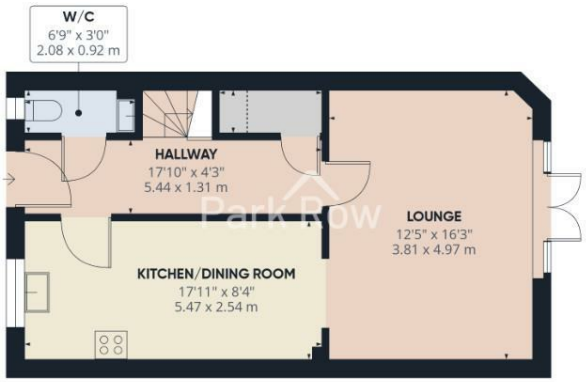
Reduced headroom

..... Below 5 ft/1.5 m

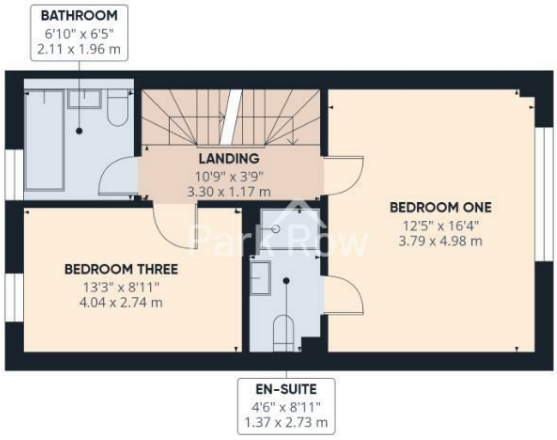
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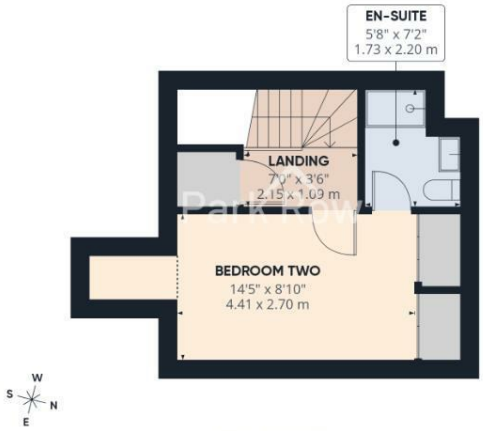
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**Floor 0** Building 1




**Floor 1** Building 1




**Floor 2** Building 1

Park Row

**Approximate total area**(1)

1183 ft²

109.8 m²

**Reduced headroom**

20 ft²

1.8 m²

(1) Excluding balconies and terraces

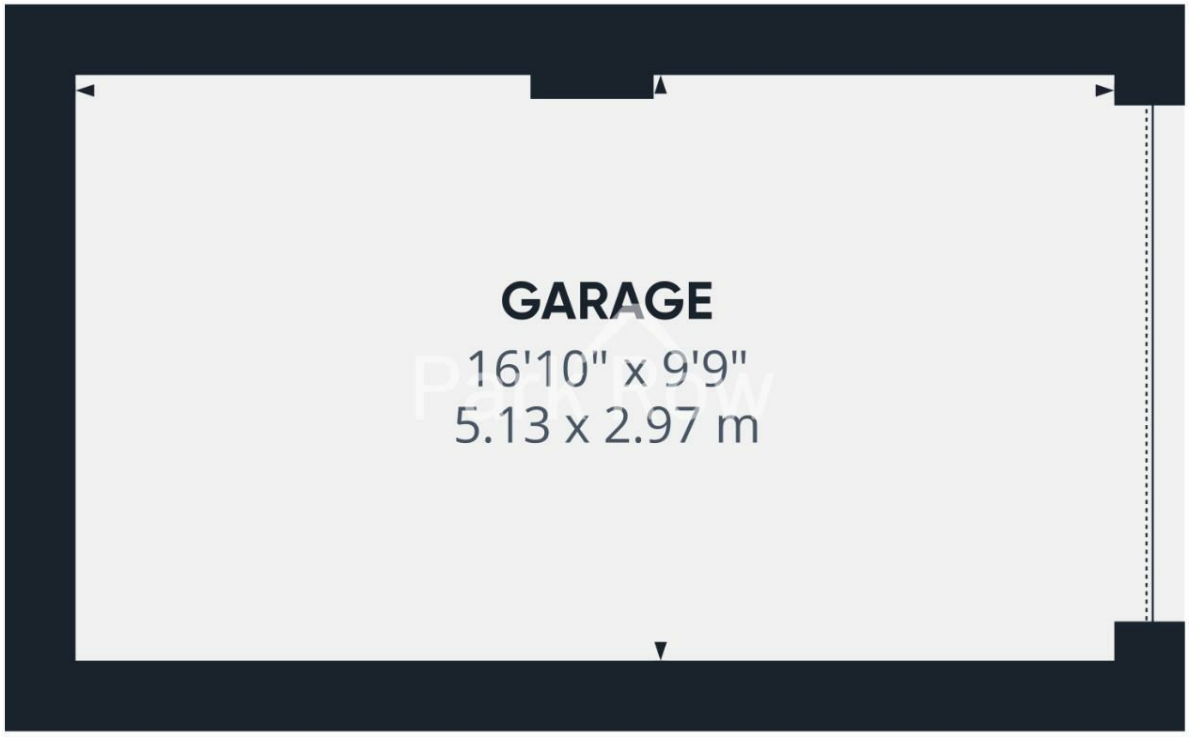
Reduced headroom

..... Below 5 ft/1.5 m

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Park Row

**Approximate total area**[1]

166 ft²

15.4 m²

(1) Excluding balconies and terraces

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N W E S

**Floor 0** Building 2

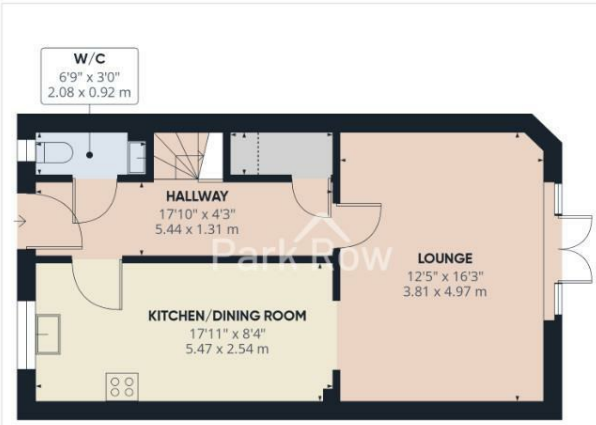
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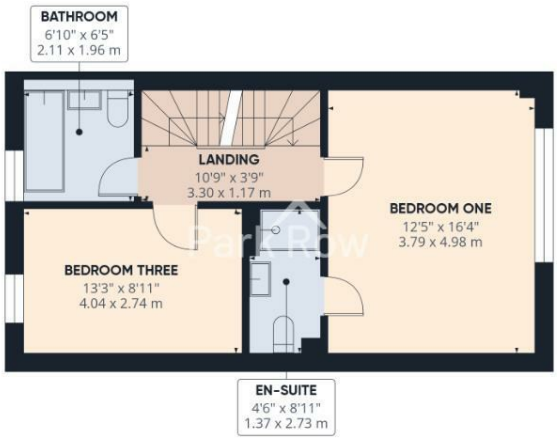







Floor 0 Building 1

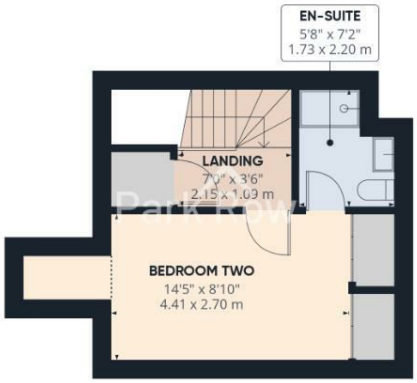



Floor 1 Building 1

Park Row

Approximate total area(1)
1349 ft²
125.2 m²

Reduced headroom
20 ft²
1.8 m²




Floor 2 Building 1




Floor 0 Building 2

(1) Excluding balconies and terraces

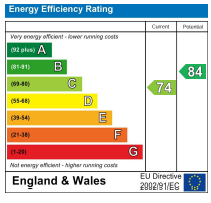
Reduced headroom
Below 5 ft/1.5 m

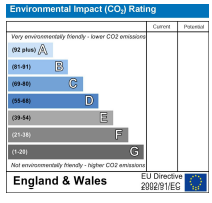
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