



TENURE
Freehold.

COUNCIL TAX
Band F.

SERVICES
We understand mains electricity, water and drainage are connected. Heating is via Air Source Heat Pump.

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

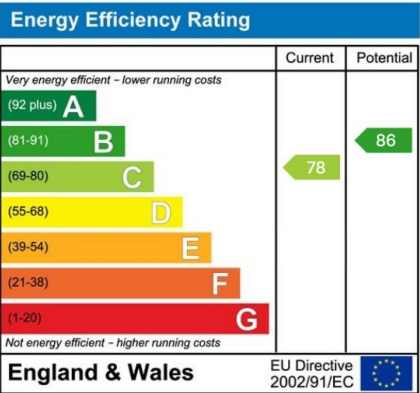
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

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

Details prepared March 2025



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Ulleskelf ~ 4 Orchard Park, LS24 9FT

A beautifully presented and tastefully decorated five bedroom detached family home occupying a choice position upon this modern development enjoying a south facing landscaped rear garden and abutting the central designated green. Within catchment area for Tadcaster Grammar school.

- A well proportioned detached family home
- Five double bedrooms, two with ensuite facilities
- Open plan kitchen diner with patio doors
- AEG integrated appliances and granite work surfaces
- Underfloor heating to ground floor
- South facing landscaped garden to rear
- Driveway parking and integral garage
- Village location
- Remainder of new build 10 year warranty

£550,000 PRICE REGION

2 5 3



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

To the ground floor; stepping into a welcoming entrance hallway with decorative panelling from the hallway leading to stairs and landing. There is a functional and stylish hallway tidy along with downstairs w.c., under the stairs.

A spacious living room boasts a square bay window with attractive internal shutters. A dedicated home office, also with fitted shutters, is a perfect space for working from home. The stunning open-plan kitchen and dining area features shaker-style cabinetry, integrated AEG appliances including a double oven, microwave, dishwasher, wine fridge, and an induction hob with extractor hood. The granite worktops, matching upstands, and tiled splashbacks add a sleek and stylish finish. Underfloor heating throughout the ground floor adds comfort, double-glazed bifold doors open to a beautiful garden and patio area, perfect for indoor and outdoor entertaining.

The utility room continues the solid granite work surfaces and includes a Belfast sink along with space for automatic washing machine and additional storage. A personnel door leads to an integral double garage with an electric up-and-over door with light and power laid on.

To the first floor; A gallery landing leads to the master bedroom featuring a dormer window to the front, bespoke fitted wardrobes creating dressing area and a modern en-suite shower room. Guest bedroom two also benefits from fitted wardrobes and an en-suite shower room. Bedrooms three, four and five area all generous sized double rooms offering space and comfort. The modern family bathroom includes a modern four-piece suite with a low flush WC, floating vanity wash basin, panel bath and a separate corner shower cubicle, all complemented with tiled walls and flooring, along with chrome heated towel rail.

