



*WISHART*  
ESTATE AGENTS

Corner House  
Main Street  
Ulleskelf  
Tadcaster  
LS24 9DU  
£310,000

- Period Cottage
- Three Double Bedrooms
- Lounge Dining Room
- Multi-Fuel Stove
- Generous Kitchen
- South Facing Courtyard
- Option for Off Street Parking
- Sought After Village Location



Believed to date back to the 1800s, this pretty cottage, enhanced by its current owner, offers open plan living ideal for modern family life. Situated in the pretty village of Ulleskelf, which boasts a village store and post office, just a short drive from the market town of Tadcaster.

Behind the low wall, an easy maintenance gravel frontage and path lead into the front entrance porch offering storage for coats and shoes. Never underestimate the benefits a porch provides by not stepping straight into your lounge and offering essential storage. Glazed internal doors offer views through to the lounge and into the kitchen beyond,

adding to the feeling of space. Luxurious Karndean, herringbone style flooring continues throughout the ground floor, a stylish but practical choice.

The spacious lounge/diner has plenty of natural light with three windows, fitted with wooden shutters to add a degree of privacy. Neutrally decorated, the main focal point is a multi-fuel stove, set within the chimney breast, with oak timber mantle above. Petrol blue built in cupboards and shelving add further storage. This open plan, versatile room, also allows for a formal dining arrangement, office space and further reception furniture.

The kitchen, generous in size, has natural timber worktops and is fitted with cashmere coloured wall and base units including basket drawers and a central breakfast bar with open storage beneath. Integral appliances include an electric oven and hob with extractor above, fridge/freezer, slimline dishwasher, and a washer/dryer. A Belfast sink sits beneath the window and a Upvc door leads out to the south facing courtyard garden.

Back through the main living accommodation, the stairs, fitted with a deep pile runner and stair rods, leads to the first-floor landing. A hatch gives access to the loft space and a

window to the side elevation offers natural light.

Bedroom one is a very large double room with built in wardrobes, space for a large bed and other freestanding bedroom furniture. A pretty cottage style window with low sill offers views to the front elevation and an alcove next to it is the ideal situation for a dressing table.

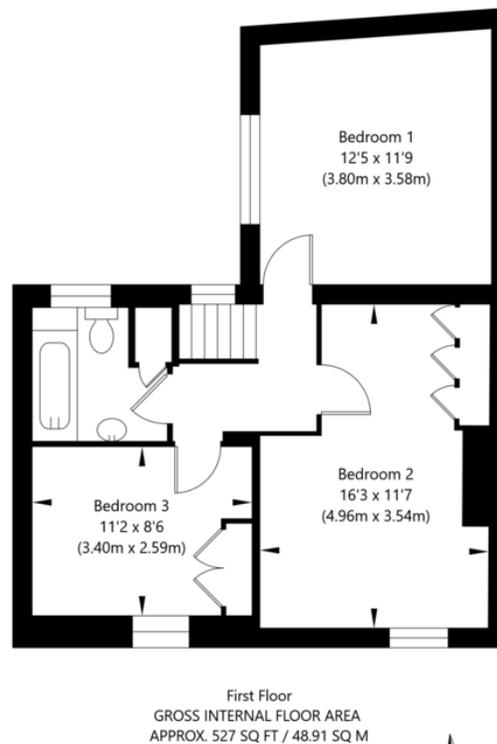
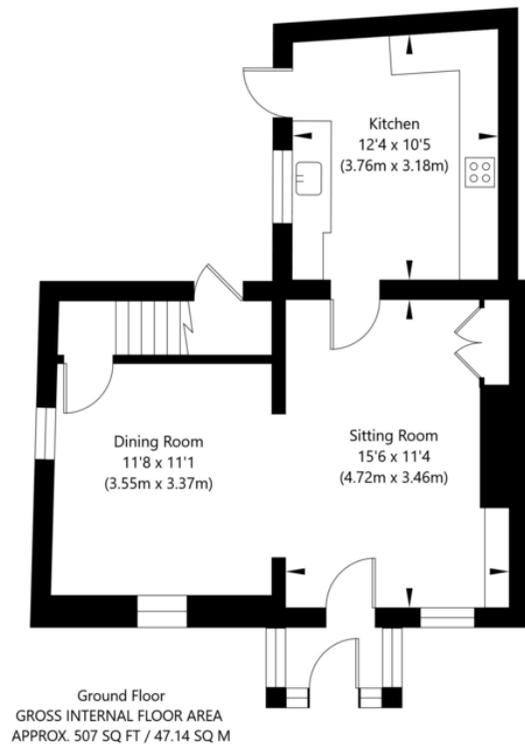
Bedroom two is a further good-sized double room with a large window overlooking the rear access. This room has space for a large bed and an array of wardrobes or drawers.

Bedroom three also has fitted wardrobes, a cottage style window overlooking the Main Street and can accommodate a double bed and a small dressing table.

The bathroom is fitted with a white three-piece suite comprising, a bath with shower over and handheld attachment, a large hand wash basin on a vanity unit and a low-level WC. With partially tiled walls and flooring, the room is flooded with natural light from a frosted window and is fitted with a heated towel rail.

Externally, the door from the kitchen leads out onto a walled rear courtyard, offering a sunny position for al fresco dining table and chairs. An external cupboard offers understairs storage ideal for bikes and outdoor equipment; the Calor Gas storage bottles are also housed here. Equally, should you prefer off-street parking, the rear garden allows for vehicle access via double wooden gates.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1034 SQ FT / 96.05 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### COUNCIL TAX BAND

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### TENURE

Freehold

### LOCAL AUTHORITY

Selby District Council

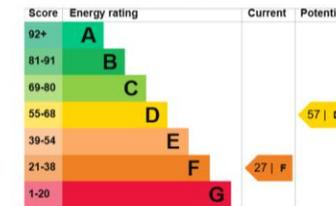
### DIRECTIONS

Travelling west bound on the A64, take the second exit for Tadcaster, signposted for Sherburn in Elmet/the A162. At the junction, turn left and continue on this road, passing Grimston Grange on your left hand side and taking the left hand turn onto Raw Lane, which turns into New Lane on the B1223. Follow this road, into the village of Ulleskelf, just over the railway bridge turn immediately left and continue along Main Street. Corner House is the cottage on the right hand side just before you go around the corner.

### Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### OFFICE

Wishart Estate Agents

Wilton House  
Station Road  
Tadcaster  
North Yorkshire  
LS24 9SG

**T:** 01904 404558

**E:** info@wishartestateagents.co.uk

**W:** www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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