

## Sandwath Drive, Church Fenton, Tadcaster, North Yorkshire, LS24 9US

- THREE BEDROOM MID TERRACE TOWNHOUSE
- GARAGE AND OFF ROAD PARKING
- NEUTRALLY DECORATED THROUGHOUT

- POULAR VILLAGE DUE TO TRAIN COMMUTES
- LOVELY VIEWS OVER COUNTRYSIDE
- EPC RATING - C / COUNCIL TAX - C

**Offers Over £295,000**



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## DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom house, set in the sought after village of Church Fenton.

Upon entering the property, a welcoming hallway provides access to the garage, downstairs wc and the modern kitchen/diner. Plumbing is available in the garage for a washing machine, and there is also space for a dryer and freezer.

In the kitchen, bespoke style wall and base units are complimented by integrated appliances which include a dishwasher, gas hob and electric oven, adding to the sleek finish of this room. The colour scheme within the kitchen is really lovely and brings life to this room. Ample space is available for a fridge and a dining table, with 'French' doors providing access to the rear.

The first floor boasts a lounge and third bedroom with an en-suite, which is comprised of a low level wc, hand wash basin and shower cubicle.

The spacious lounge is the ideal space for relaxation, with 'French' doors and a 'juliette' balcony offering calming countryside views.

To the second floor, there are two double bedrooms and a house bathroom. Bedroom one benefits from an ensuite, comprising of a low level wc, hand wash basin, shower cubicle and heated towel rail, and also boasts a walk in wardrobe.

The house bathroom is comprised of a bath with shower over, hand wash basin, low level wc and is completed by a heated towel rail.

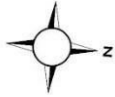
Outside, the rear boasts a paved patio area with fence boundaries. This space is the ideal spot to relax while taking in the stunning countryside views.

The front aspect of the property offers off street parking and a paved path.

Church Fenton is a village located between Leeds, York, and Selby, offering a balance of rural charm and connectivity. Church Fenton has its own railway station providing main line rail connections. Key road access points include the A1 and M62 motorways, and the new A1/M1 link, making the area easily accessible from major routes. There are two public houses and a village shop which are all community lead.

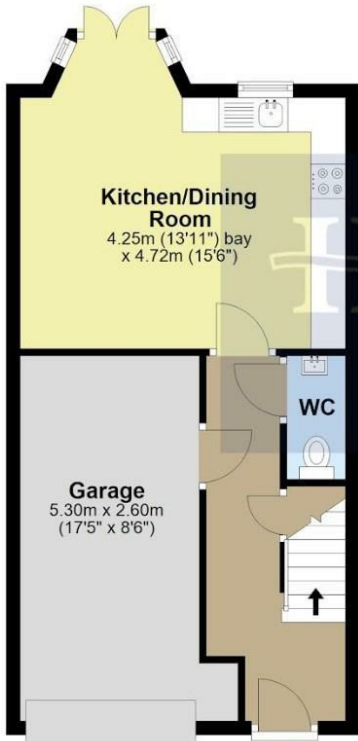






### Ground Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



### Second Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 129.5 sq. metres (1393.6 sq. feet)

All measurements are approximate and display purposes only.  
Plan produced using PlanUp.

### Viewings

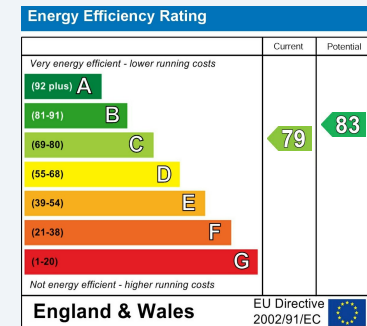
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

