Church Street, Church Fenton, Tadcaster, LS24 9RD

- EXTENDED SEMI DETACHED HOME
- TWO BATHROOMS
- LARGE FRONT AND REAR GARDEN
- EPC C COUNCIL TAX C
- FOUR BEDROOMS
- MODERN THROUGHOUT
- SOUGHT AFTER LOCATION

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Offers Over £400,000

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DESCRIPTION

Immaculately presented throughout, this spacious and modern four-bedroom semi-detached family home is ready to move straight into and enjoy. Offering an exceptional amount of living space, high-quality finishes, and extensive gardens, this is a rare opportunity to acquire a superb home in the heart of the ever-popular semi-rural village of Church Fenton. Ideally positioned for excellent transport links to both Leeds and York, the property perfectly combines village living with commuter convenience.

The generously proportioned accommodation briefly comprises a welcoming entrance hall, a downstairs cloakroom with WC, and a cosy sitting room featuring a charming multi-fuel stove set within an attractive brick fireplace. To the rear of the property is a stunning open-plan kitchen and dining area, fitted with an excellent range of cream shaker-style wall and base units complemented by solid oak worktops, creating an ideal space for both family life and entertaining.

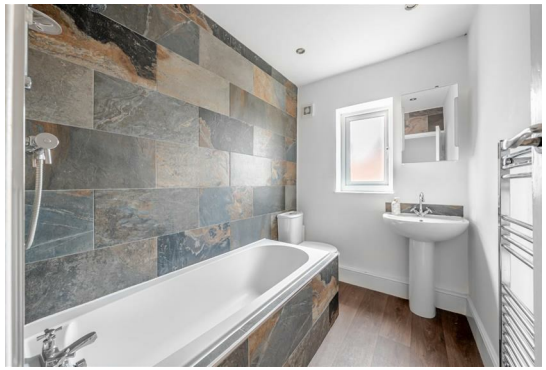
Bi fold doors open onto an impressive patio, leading to a vast enclosed rear garden that offers exceptional outdoor space for children to play, summer entertaining, or simply relaxing in the peaceful surroundings.

The first floor offers a spacious principal bedroom complete with a stylish en-suite shower room, three further well-proportioned bedrooms, and a contemporary family bathroom featuring modern tiling, a shower over the bath, WC, wash hand basin, and a heated towel rail.

Externally, the property benefits from a substantial driveway providing off-road parking for several vehicles, together with a detached garage. The extensive rear garden is a standout feature, offering an abundance of space rarely found with properties of this type.

Church Fenton is a highly sought-after village offering an excellent range of everyday amenities, including a primary school, village store, public houses, and a railway station providing direct services on the York to Leeds line. A wider selection of shops, restaurants, and facilities can be found in the nearby market town of Tadcaster, while the A1(M) and wider motorway network provide easy access to Leeds, York, and the surrounding business centres.

This outstanding family home offers stylish, move-in-ready accommodation, generous gardens, and an enviable village location, making it an ideal choice for growing families and commuters alike.



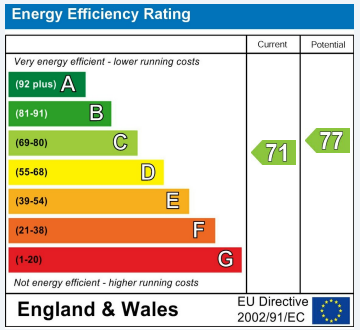
HOLMLEIGH

Total area: approx. 113.7 sq. metres (1223.7 sq. feet)

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

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.

Viewings

Please contact 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.

The Property Ombudsman

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