



## Blenheim Way, Church Fenton, Tadcaster, LS24 9GD

- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING KITCHEN/DINER
- DOUBLE GARAGE WITH DRIVEWAY AND ELECTRIC CHARGING POINT
- STYLISH INTERIOR AND CONTEMPORARY FINISH
- EPC RATING B / COUNCIL TAX BAND E

**Asking Price £460,000**



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IMAGINE LIVING IN A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE THAT IS BEAUTIFULLY PRESENTED AND WELL MAINTAINED EXHIBIT HOW HOME STANDS PROUDLY ON THE EXCLUSIVE DEVELOPMENT AND HAS THE ADDED BENEFIT OF A DOUBLE GARAGE AND PRIVATE REAR GARDEN WHERE YOU CAN ENJOY WATCHING LIGHT AIRCRAFT FLY OVER!!

On entering into the property into a large entrance hallway which leads to a W/C, good sized lounge area with dual aspect windows that allow natural light to flood the space. The kitchen/diner offers ample space for family dining or entertaining and the kitchen is well equipped with a range of wall and base units plus integrated appliances that include " Zanussi Fridge/Freezer, Electric oven and Microwave, Gas hob & Dishwasher. French doors open into the garden which really bring the outdoor/indoor living to life and is especially welcome in these upcoming warmer months. A utility room leads off the kitchen and has plumbing for a washing machine and space for a tumble dryer.



The first floor offers three double bedrooms and a single bedroom/office. The principal bedroom benefits from an En suite shower room and built in wardrobes. The house bathroom is contemporary in finish and being decorated in white with a white suite its wonderfully bright and inviting. Part tiled walls, bath with shower over, low level w/c and wash basin with cupboard complete the room.

The whole ambience of this beautiful home from its position on the development to the decor and the room sizes are just amazing and are just waiting for the new owner to move straight in.

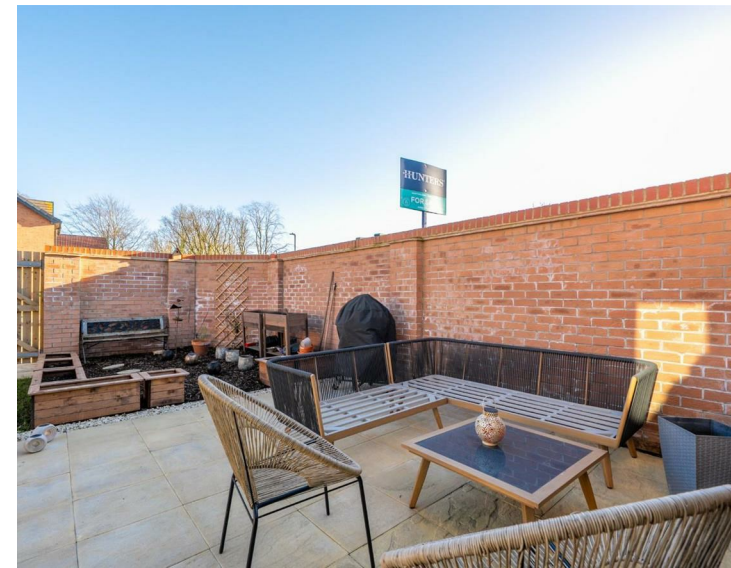


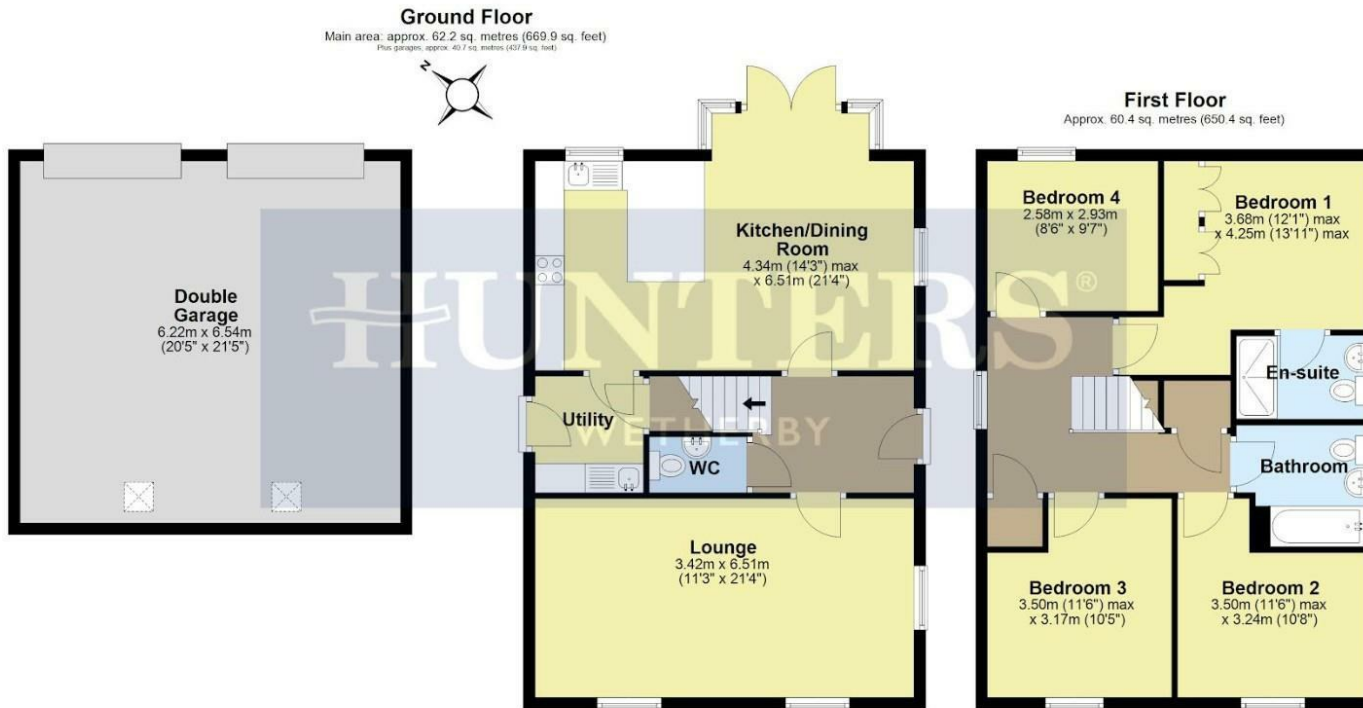
To the outside there is a double garage with electric charging point this versatile space is currently being used as a home gym with storage but could easily be converted into whatever suits your needs and with skylights its always feels light and airy . The immaculate rear garden is laid mainly to lawn and has a lovely patio area which is perfect for enjoying summer gatherings and family get togethers. The privacy is maximised by walled boundaries and planted sleepers finish off this lovely garden.

Church Fenton is a village known for its role as a former Royal Air Force station. The village is 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.



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**Ground Floor**  
Main area: approx. 62.2 sq. metres (669.9 sq. feet)  
Plus garages: approx. 40.7 sq. metres (437.9 sq. feet)

**First Floor**  
Approx. 60.4 sq. metres (650.4 sq. feet)

Main area: Approx. 122.7 sq. metres (1320.3 sq. feet)  
Plus garages: approx. 40.7 sq. metres (437.9 sq. feet)

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

### Viewings

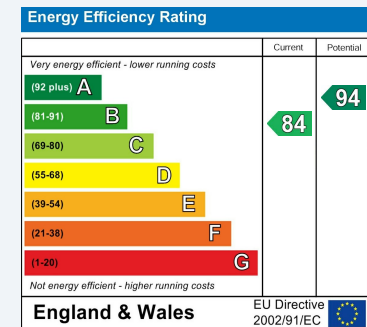
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

