Cawood Crescent, Church Fenton, Tadcaster, LS24 9RY

- Three bedroom mid-townhouse
- Modern kitchen
- Sought after village
- Recently fitted superb bathroom
- Extremely well presented
- Fantastic panoramic open views to rear

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Asking Price £245,000

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DESCRIPTION

Beautifully presented throughout and finished to an exceptional standard, this delightful three-bedroom mid-terrace home offers stylish and spacious accommodation in a sought-after location. Perfect for buyers seeking the charm of a rural setting without compromising on access to major transport links, this property is expected to generate significant interest.

The accommodation briefly comprises an inviting entrance hall leading to a further hallway, currently utilised as a practical boot room, a ground floor WC, and a spacious living/dining room ideal for both relaxing and entertaining. The modern fitted kitchen is well equipped with integrated appliances including a fridge freezer, additional freezer, dishwasher, oven, and washing machine.

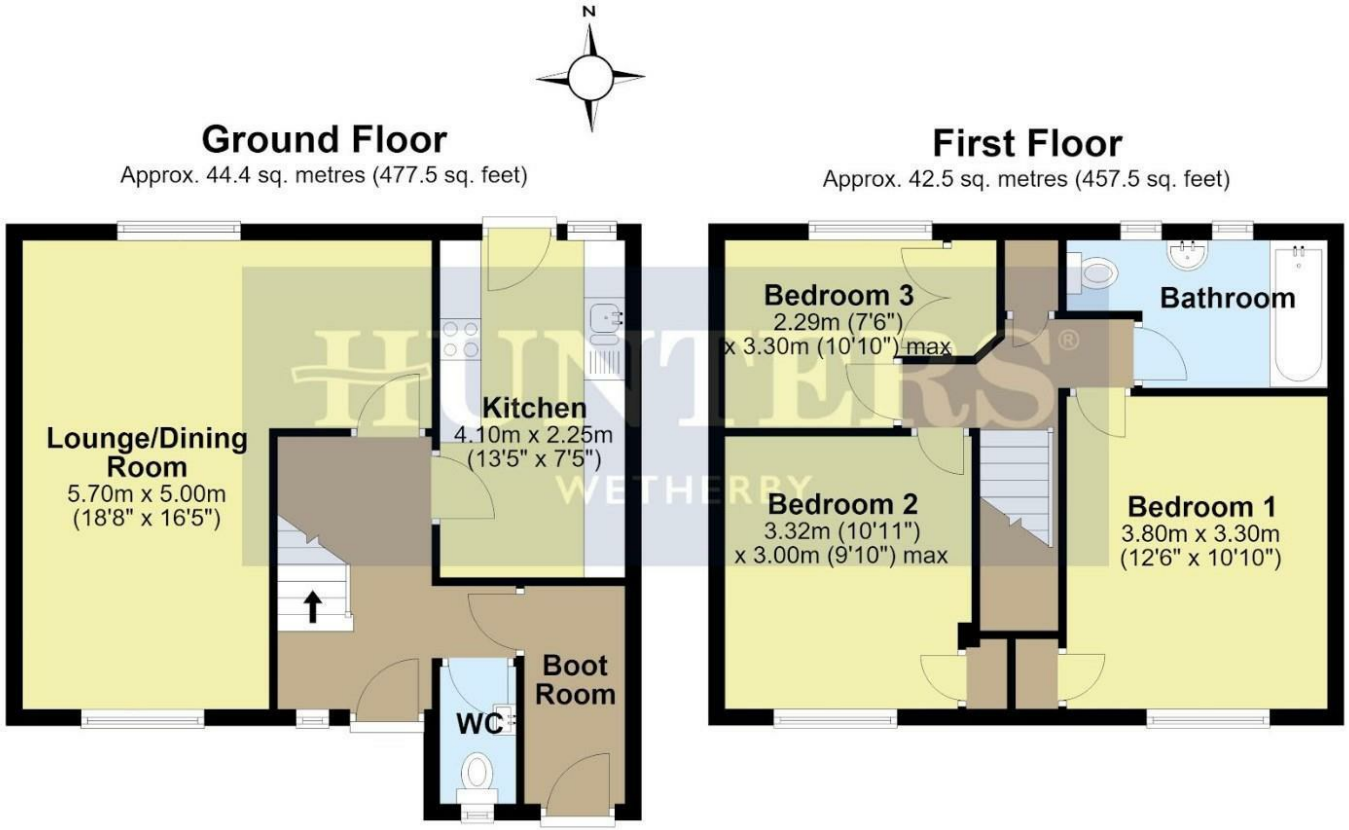
To the first floor are three well-proportioned bedrooms, all benefiting from built-in wardrobes, together with a beautifully appointed family bathroom. The recently updated bathroom features contemporary Carrara-style wall panels, a shower over the bath, wash basin, WC, and heated towel rail.

The current owners have invested in a number of high-quality improvements, including a new bathroom suite, new ground floor WC, a new boiler, and upgraded integrated kitchen appliances, creating a home that is truly ready to move into.

Further benefits include PVCu double glazing, gas central heating, parking to the front for one vehicle with additional parking available nearby, and beautifully enclosed gardens. The rear garden enjoys stunning panoramic views across open fields, providing a wonderful sense of space and tranquillity. External electric points to both the front and rear, along with a hot and cold outdoor water supply, add further practicality.

Ideally situated within easy reach of the A1(M) and M62 motorway networks, the property offers convenient access to Leeds, York, and Selby. Families will appreciate the excellent local schooling options, including the highly regarded and much sought-after Tadcaster Grammar School.

Offering the perfect blend of countryside living and commuter convenience, this exceptional home must be viewed to be fully appreciated. Contact us today to arrange your viewing.



Total area: approx. 86.9 sq. metres (935.0 sq. feet)

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

Viewings

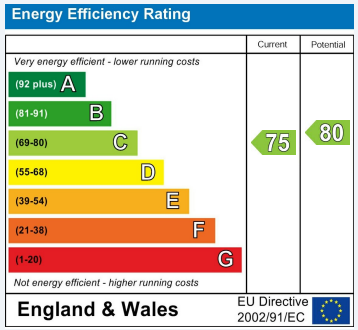
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

The Property Ombudsman

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