



## Chapel Close, Church Fenton, Tadcaster, LS24 9WD

- THREE BEDROOM MODERN DETACHED PROPERTY
- SOUGHT AFTER LOCATION
- OPEN PLAN LAYOUT
- ROOMS OF EXCELLENT PROPORTION
- OFF STREET PARKING
- EPC RATING - C / COUNCIL TAX - D

**Asking Price £400,000**



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## DESCRIPTION

Hunters Wetherby is proud to introduce this beautiful three-bedroom property to the market. Located in the highly sought-after village of Church Fenton.

On entrance to the property, you are initially met with an inviting entrance hall which guides you to the ground floor accommodation. The oak flooring sets a tone of warmth and beauty which is continued throughout the whole property.

Set to the right of the entrance hall, this snug/lounge is designed for comfort. The room offers a lovely, cosy atmosphere, providing an excellent place to unwind and spend quality time with family.

Straight ahead from the entrance hall, you enter the heart of the home - the breath-taking, modern kitchen/living/diner. This incredible open-plan area is flooded with natural light, thanks to large French doors and Velux windows overhead. The design is truly striking, featuring elegant base units, accented beautifully by stylish aqua tones and a feature splashback. A central island adds functionality to the space, which is equipped with integrated appliances including a fridge freezer, dishwasher, double oven, and induction hob.

The ground floor accommodation is completed by a W/C.

The principal bedroom offers a good sized double layout and is finished with neutral decorations, achieving a calming and tranquil atmosphere.

Both the second and third bedrooms are good sized double rooms. The second bedroom benefits from fitted wardrobes for ample storage and the third bedroom is being used flexibly as a home office and music room.

The house bathroom features stunning blue tiling that creates a fresh, modern feel. The three piece suite includes a practical vanity unit with a wash hand basin, a low-level W/C, and an L-shaped bath complete with a shower attachment.

Externally, the property boasts a generously sized rear garden that is primarily laid to lawn. The space also features a dedicated patio section, creating an ideal area for outdoor seating and dining. The seamless flow between the open-plan kitchen's French doors and this spacious garden perfectly links indoor and outdoor living, making it superb for entertaining guests.

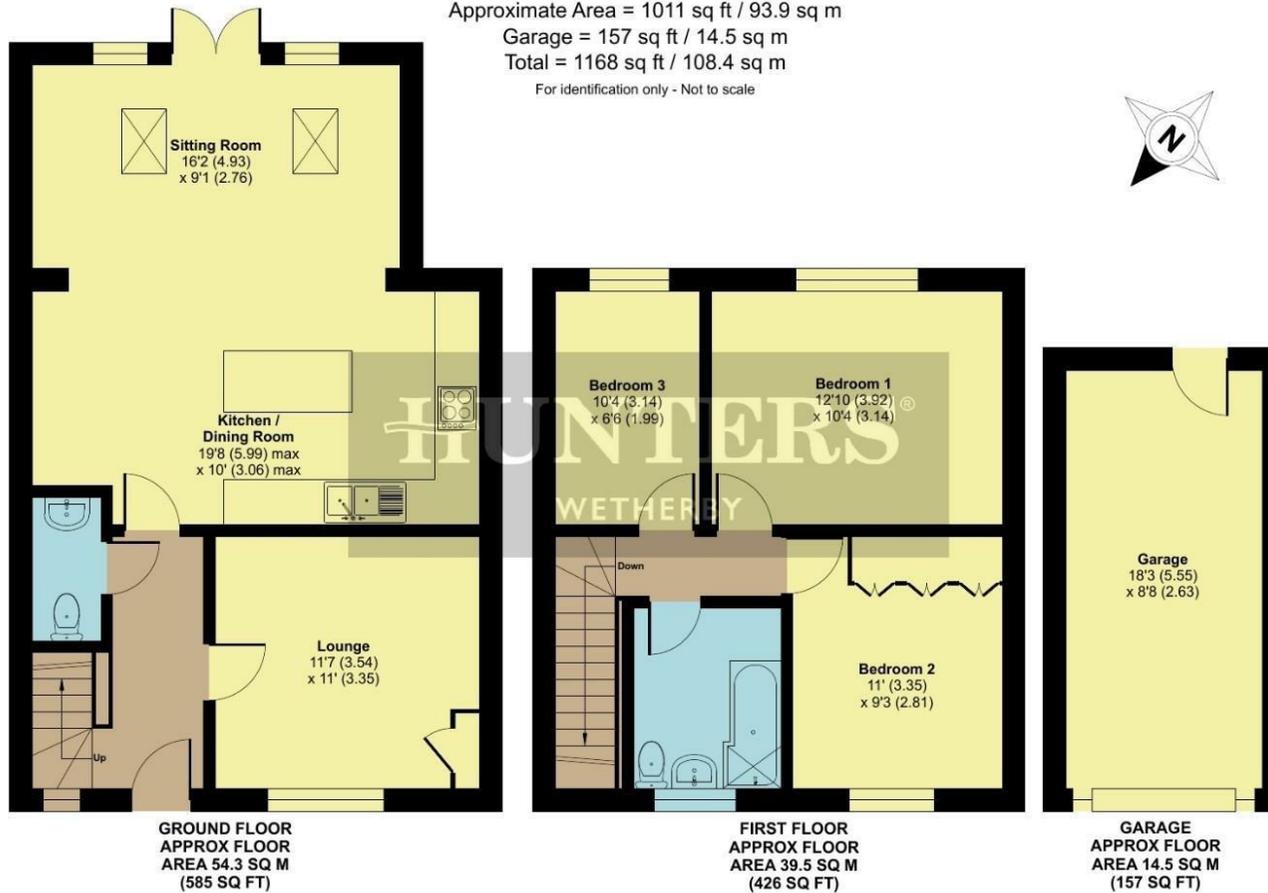
Church Fenton is a thriving village with a strong sense of community and excellent transport links, including its own railway station within walking distance with direct routes to Leeds and York. The property falls within catchment for highly regarded schools such as Tadcaster Grammar & Sherburn High. The property benefits from several community run amenities including a village pub, shop, and café & restaurant.





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Approximate Area = 1011 sq ft / 93.9 sq m  
 Garage = 157 sq ft / 14.5 sq m  
 Total = 1168 sq ft / 108.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1380450

## Viewings

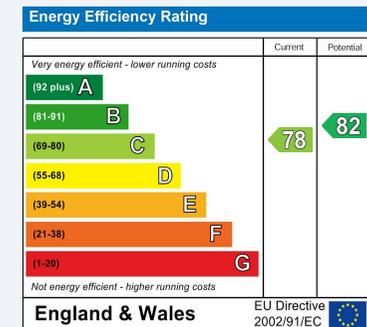
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



5a Market Place Wetherby, LS22 6LQ  
 Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

