



Provost House, 1 Hall Close, Church Fenton, Tadcaster, LS24 9FR

- FIVE BEDROOM DETACHED HOUSE
- STUNNINGLY DESIGNED KITCHEN
- GARAGE AND OFF STREET PARKING
- POPULAR LOCATION
- BEAUTIFUL COUNTRYSIDE VIEWS
- EPC RATING - B / COUNCIL TAX - F

Asking Price £725,000



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DESCRIPTION

Quietly tucked away in the popular village of Church Fenton, this stunning five bedroom detached house is the ideal 'move in ready' home with a contemporary feel throughout.

Upon entering the property, a welcoming hallway allows access to the lounge, kitchen/diner and conveniently located downstairs wc.

The lounge is beautifully decorated with a stunning feature wall, and offers the perfect space to relax while enjoying the cosy atmosphere created from the electric fire. This room boasts three windows which allow natural light to flood in and create bright and airy living.

The kitchen is certainly a great feature of this property and has been finished to an exceptionally high standard with meal preparation in mind. The kitchen includes a mix of white and grey high gloss base units, integrated dishwasher, range master gas hob and oven, and American style fridge freezer. A kitchen island provides an ideal area for gathering, and features a wine cooler. Bi-fold doors open up the kitchen space and allow access to the rear garden. The kitchen is completed by a feature wall, with space for a tv.

A utility room adds convenience to the ground floor, with plumbing available for a washing machine and a dryer. Additional shelving and cupboards are an added bonus for busy families.

Oak banisters lead you to the first floor, where four spacious double bedrooms, en-suite and house bathroom can be found.

Bedroom two benefits from an ensuite, comprising of a low level wc, rainfall shower, hand wash basin on vanity unit. Both bedroom two and three benefit from stunning countryside views.

The modern house bathroom is comprised of a large shower cubicle, low level wc, heated towel rail and vanity sink unit.

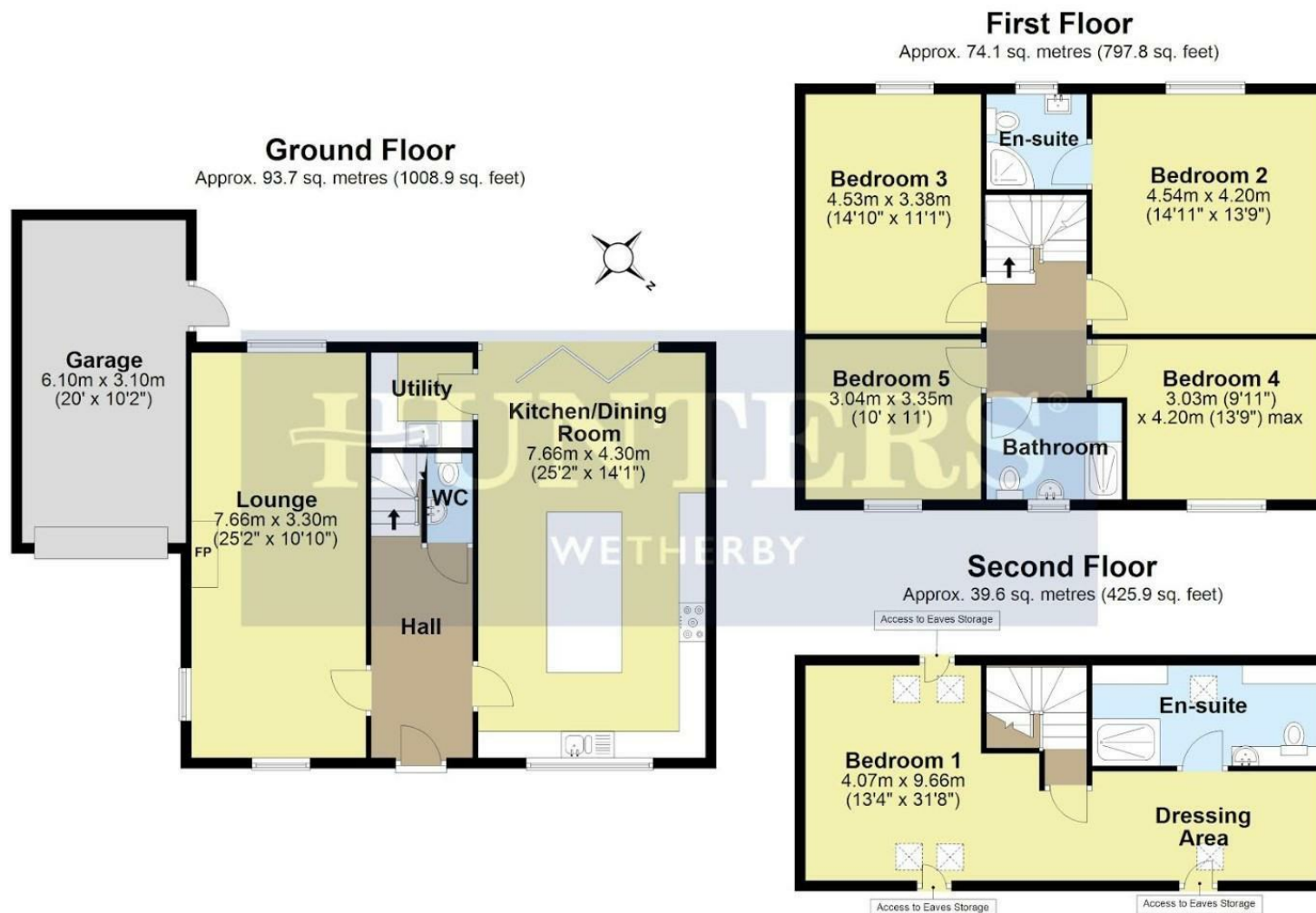
The second floor offers a brilliant master bedroom with the added benefit of an ensuite and dressing room area, with velux windows allow natural light to flood in. The ensuite is comprised of a low level wc, walk in shower cubicle, heated towel rail and additional storage.

Outside, the rear garden boasts low maintenance artificial turf as well as a patio area, ideal for outdoor furniture and a place to enjoy the weather. Tree planters boost the contemporary feel of this property and add welcomed life and colour to the garden space.

A gravelled front provides off road parking, as well as access to the garage. Additional planters are a great feature of this property and adds to the high standards that are found throughout this beautiful property.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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