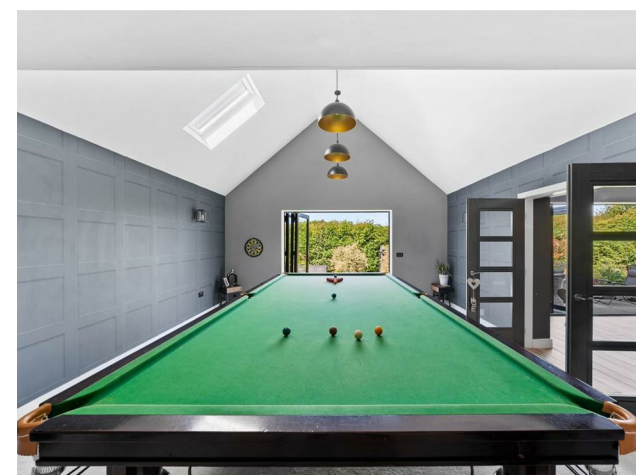


**HUNTERS<sup>®</sup>**  
EXCLUSIVE



## The Landings, Busk Lane, Tadcaster, North Yorkshire

- BEAUTIFULLY DESIGNED FIVE BEDROOM DETACHED HOUSE
- FINISHED TO A HIGH SPECIFICATION THROUGHOUT
- LANDSCAPED REAR GARDENS AND STUNNING VIEWS
- POPULAR VILLAGE LOCATION DUE TO EXCELLENT TRANSPORT LINKS AND COMMUNITY FEEL
- DOUBLE GARAGE AND PLENTY
- EPC RATING - B / COUNCIL TAX - G

**Asking Price £850,000**

An exceptional three-storey detached house extending to over 3,000 sq.ft. of beautifully designed family living space, featuring an outstanding open-plan breakfast kitchen, luxurious principal and guest suites, a double garage, and generous rear gardens.

This architecturally designed residence boasts five impressive bedrooms and stylish contemporary interiors, finished to an exceptional standard throughout. Occupying an enviable position in the heart of Church Fenton, the property enjoys delightful open views across the village sports field to the rear.

Internally, the property is entered via a composite front door into a spacious reception hall with a striking glass balustrade staircase rising to the first floor. There is useful understairs storage and a downstairs cloakroom fitted with a low flush W.C., bracketed wash hand basin with tiled splashback, and heated towel rail.

The principal reception room is a generous lounge positioned to the front elevation, complete with a mounted television point. This flows seamlessly into a separate dining room, currently arranged as a snooker room, with bifold doors opening onto the rear gardens.

Undoubtedly the heart of the home is the stunning open-plan breakfast kitchen, fitted with a contemporary range of base units, complementary work surfaces, and an inset stainless steel sink. Integrated appliances include twin NEFF electric ovens, a separate four-ring induction hob with central extractor, pull-out pantry cupboard, integrated fridge and freezer, dishwasher, and wine cooler. The space comfortably accommodates a large dining table and also features a stylish breakfast bar and bifold doors opening directly onto the rear patio and gardens beyond.

Adjoining the kitchen is a practical utility room fitted with matching cabinetry, inset sink unit, plumbing for a washing machine, space for an American-style fridge freezer and tumble dryer, as well as integral access to the garage and a rear entrance door.

Completing the ground floor is a versatile snug/study with additional understairs storage and television point. The entire ground floor benefits from underfloor heating throughout.



To the first floor, the landing features a contemporary radiator and a turning staircase with glass balustrade leading to the second-floor accommodation.

The impressive principal bedroom overlooks the rear garden and benefits from twin contemporary radiators and a bespoke dressing room fitted with open-fronted wardrobes and low-level drawers. The luxurious ensuite shower room includes a modern W.C., wash hand basin, and a walk-in shower with drying area, twin toiletry recesses, full-height tiling, heated towel rail, extractor fan, and ceiling downlights.

Bedroom Two also enjoys a walk-in L-shaped dressing room with fitted wardrobes and drawers, while Bedroom Three is a further spacious double room positioned to the front elevation. Bedroom Four, located above the garage and currently utilised as a games room, is another substantial double bedroom featuring twin Velux roof lights.

The house bathroom is beautifully appointed with a contemporary four-piece suite comprising twin wash hand basins set within a vanity unit, low flush W.C., and a freestanding bath with mixer tap shower attachment.

The accommodation is completed by the second-floor guest suite, incorporating a generous bedroom and ensuite shower room fitted with a low flush W.C., wash hand basin, and double shower cubicle with waterproof panelled splashbacks. Both the bedroom and ensuite benefit from Velux roof lights and a heated towel rail.

Externally, the property is approached via an attractive pillared entrance leading onto a substantial gravelled driveway providing ample off-street parking for multiple vehicles. The driveway in turn gives access to the double garage, equipped with a remote-controlled door, power, and lighting. The front garden is enclosed by walled boundaries and features raised herbaceous borders, with gated side access leading to the rear.

Spanning the full width of the property is an extensive rear patio, ideal for outdoor dining and entertaining. Steps lead down to the main lawned garden, enhanced by raised borders and a dividing hedge with gated access into a secondary garden adjoining the village playing fields. This additional garden area is predominantly laid to lawn with hedged and fenced boundaries, creating an ideal family space for children's play, football, or trampolining.

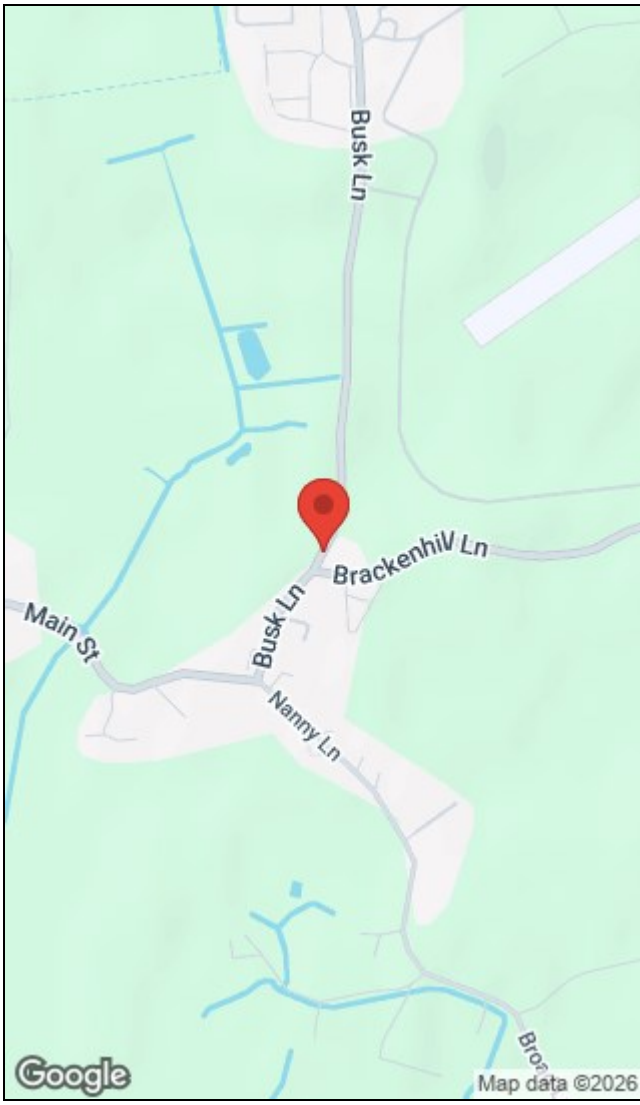
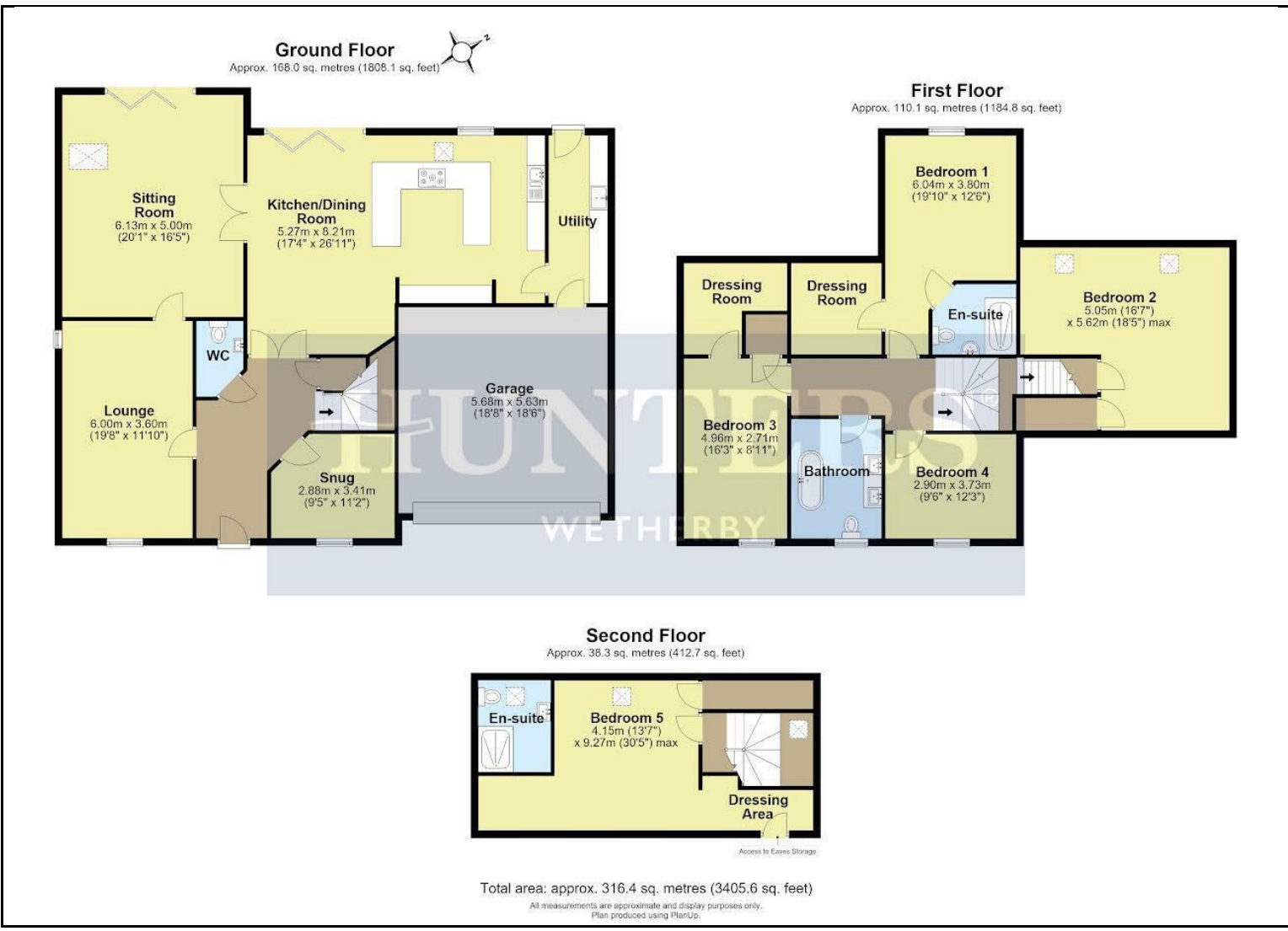
Please note: the property forms part of an exclusive development of five individually designed homes within this private site. Three additional properties remain to be constructed.

Church Fenton is a village 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.









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>87</b>	<b>91</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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