

## Station Road, Church Fenton, Tadcaster, LS24 9RA

- 4 BEDROOM DETACHED HOME
- GOOD SIZE PLOT
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- NO ONWARD CHAIN
- EPC RATING - E/ COUNCIL TAX BAND- D

**Offers Over £400,000**



# Station Road, Church Fenton, Tadcaster, LS24 9RA - Offers Over £400,000

## DESCRIPTION

HUNTERS WETHERBY are proud to present this spacious four bedroom double fronted detached home in the sought after location of Church Fenton!

The ground floor consists of two large reception rooms, kitchen and utility space. The living room features an electric fire with a brick fire place which could be reverted back to a working fire, the room also features a large bay window that allows ample natural light to flood the space. The dining room is also a good size and features a brick fireplace with working fire also behind the current electric one.

The well proportioned kitchen has a good range of wall and base units with space for a dishwasher. The kitchen connects to the utility room which has plumbing for the washing machine and access to the rear garden. There is ample space for a fridge freezer.

The first floor briefly comprises of four bedrooms and house bathroom. The master bedroom benefits from built in storage.

To complete the first floor is the large house bathroom with dual sinks, bath and shower cubicle with tiled walls, offering a stylish and functional space for your daily selfcare routine.

To the side of the property is the driveway with a spacious double garage and to the front is the front garden which is mainly grassed area. The garden runs all the way round the house. The rear garden is great for summer days and entertaining family and friends!

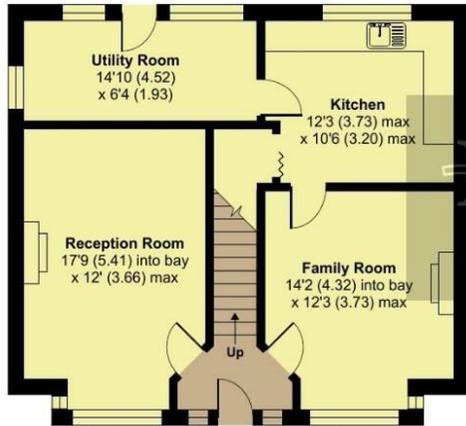
This home is perfect for all types of buyers due to its locality, the area of Church Fenton is close to a great choice of schools, has access to Church Fenton train station and the A64 is also close by which provides excellent road links to Leeds, York and further afield.



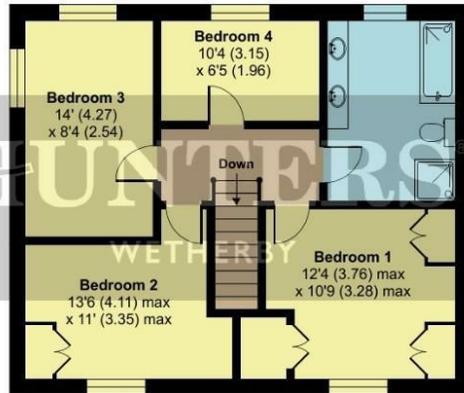


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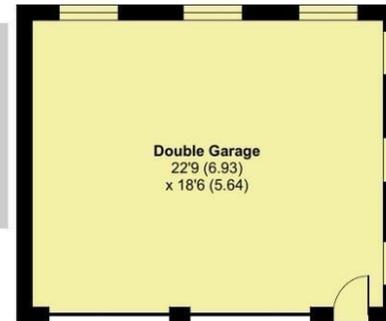
Approximate Area = 1341 sq ft / 124.6 sq m  
 Garage = 422 sq ft / 39.2 sq m  
 Total = 1763 sq ft / 163.8 sq m  
 For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 64.4 SQ M  
(693 SQ FT)



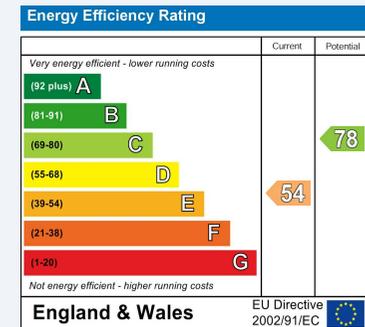
**FIRST FLOOR**  
APPROX FLOOR  
AREA 60.2 SQ M  
(648 SQ FT)



**GARAGE**  
APPROX FLOOR  
AREA 39.2 SQ M  
(422 SQ FT)

## 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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1102072

### 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.



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

