



HUNTERS[®]
HERE TO GET *you* THERE

Sandwath Drive, Church Fenton, Tadcaster

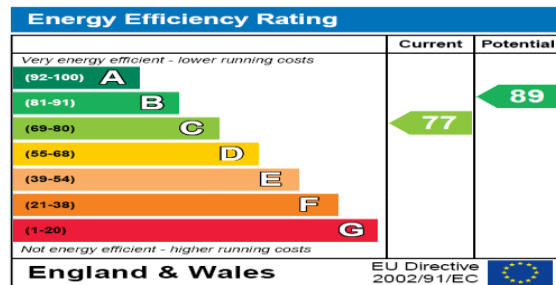
Sandwath Drive, Church Fenton, Tadcaster

Asking price: £255,000

A modern and very well-presented semi-detached property located within the village of Church Fenton with an extensive range of local amenities on its doorstep, along with fantastic rail links to all surrounding major towns and cities.

The property has French doors to the rear garden, a master En-suite shower room and three double bedrooms. Internally the property briefly comprises an entrance hall, downstairs w.c, fitted kitchen, lounge diner, three bedrooms, en-suite shower room and a house bathroom.

Outside the property has an enclosed low maintenance garden to the rear with countryside views, ideal for sunny days and entertaining.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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England and Wales | VAT No: 358 6765 43

DIRECTIONS

Leave Wetherby heading South along the A1, at the A61 interchange turn left towards York and take the exit signposted Tadcaster and continue into Tadcaster. At the traffic lights by John Smiths Brewery turn right signposted Sherburn in Elmet and continue along the A162 turning left towards Church Fenton. Proceed through Ulleskelf and through the village of Church Fenton, over the railway bridge and turn immediately right into Sandwath Lane, take the second turning right into Sandwath Drive and turn into the development. Follow the road to the end of the estate where the property can be identified by our Hunters for sale sign.

LOUNGE

15'7" x 14'10

4.79m x 4.3m

French doors to the rear garden, two radiators and under stairs storage cupboard.

KITCHEN

11'3" x 8'

3.44m x 2.44m

Range of wall and base units, sink with mixer tap, gas hob and electric oven, window to front, part tiled walls, radiator, extractor fan, dishwasher, washing machine and fridge freezer.

DOWNSTAIRS W.C

1.96m x 0.89m

Wash hand basin, w.c, radiator, window to front.

STAIRS TO 1ST FLOOR LANDING

Radiator, airing cupboard.

BEDROOM TWO

14'10" x 9'11"

4.3m x 2.78m

Two windows to the rear aspect, storage cupboard and radiator.

BEDROOM THREE

12'1" x 7'9"

3.69m x 2.1m

Window to front, radiator.

HOUSE BATHROOM

Panelled bath with shower over, low-level w.c, and pedestal hand wash basin. Part tiled walls window to the front aspect and radiator.

STAIRS TO 2ND FLOOR LANDING

Velux window.

BEDROOM ONE

19'7" x 14'9"

6m x 4.85m

A window to the front aspect, radiator, two built in wardrobes, loft access point.

EN-SUITE SHOWER ROOM

2.01m x 1.24m

A velux window, enclosed shower cubical, pedestal hand wash basin, low-level w.c and tiled splash backs.

OUTSIDE

There is a low maintenance garden to the rear with far reaching countryside views comprising of gravel, trees, shrubs and a fence perimeter. There is also side access gate to the rear garden.

PARKING

Two allocated parking spaces to the front.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01937588228

OPENING HOURS:

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am -4pm, Closed on Sunday

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.

DISCLAIMER

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.

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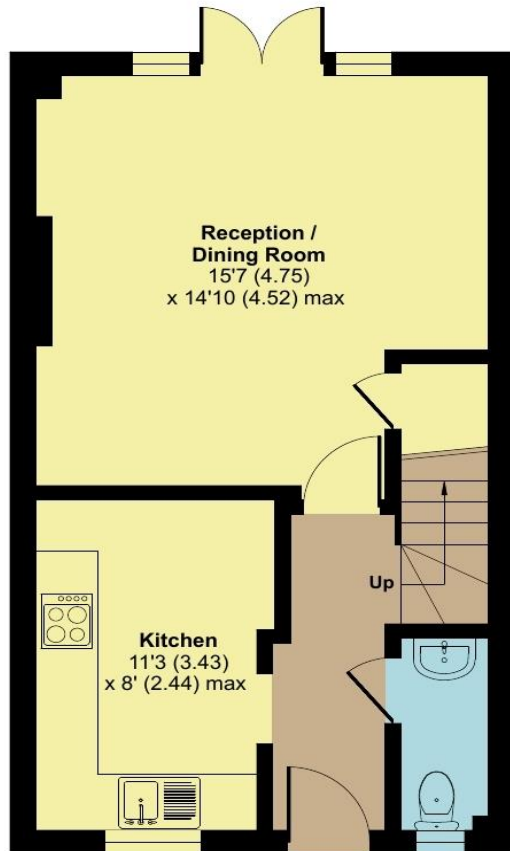


Approximate Area = 1018 sq ft / 94.5 sq m (includes garage)

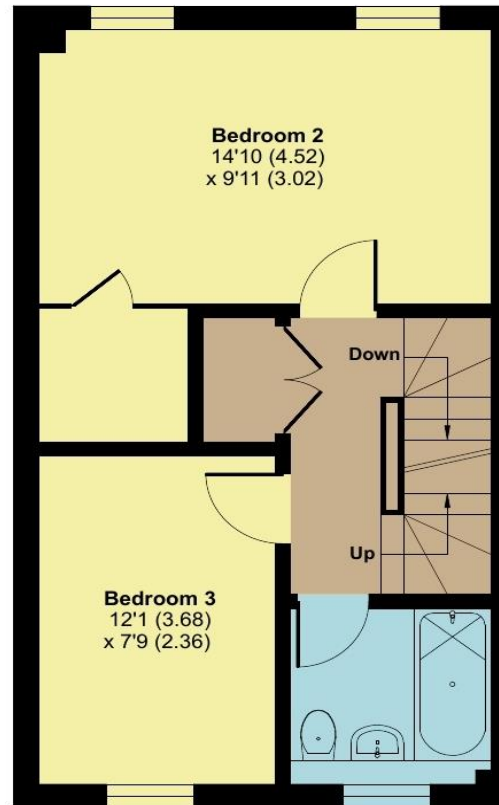
Limited Use Area(s) = 53 sq ft / 5 sq m

Total = 1071 sq ft / 99.4 sq m

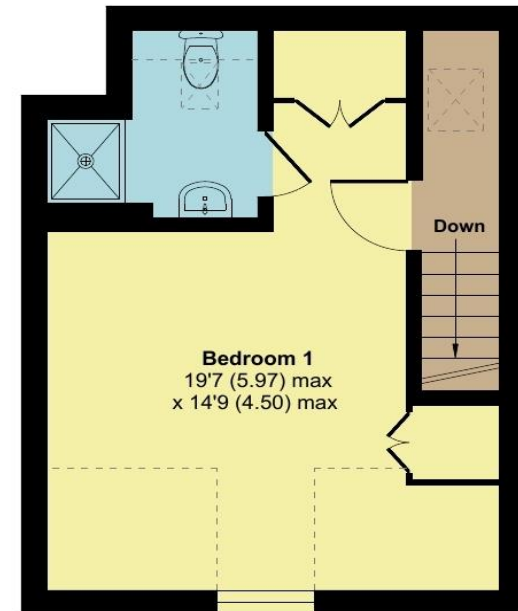
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 37 SQ M
(394 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 37 SQ M
(394 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 26 SQ M
(283 SQ FT)

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 854452









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