

HUNTERS®

HERE TO GET *you* THERE



1 Railway Houses

Church Fenton, Tadcaster, LS24 9QX

Asking Price £315,000

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Location

Church Fenton is an attractive North Yorkshire village that benefits from a superb community spirit and offers facilities such as Post Office/General Store, public houses, restaurants, primary school and railway station giving main line access to York and Leeds city centre. It is also well placed for access to the A1/A64/M62 for commuting throughout the Yorkshire region and areas beyond.

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 where after a sharp right the property is situated on the left hand side.

Entrance Hall

An external door to the front. Stairs leading to the first floor landing. Wood flooring and double doors into the kitchen dining room. Electric storage heater.

Lounge

12'2" x 17'6" (3.72 x 5.33)

A spacious lounge with bay window to the side aspect and window to the front. Fireplace with granite hearth housing a log burning stove. Wood flooring and double doors leading to the kitchen/diner.

Kitchen/dining room

16'6" x 17'8" (5.03 x 5.39)

Fitted with a range of wall and base units. Granite work surfaces and a 1.5 sink and drainer with mixer tap. Electric cooker point and extractor hood. Open into the utility and door to the terrace. Electric storage heater.

Utility Room

Work surfaces. Window to the rear aspect and space for a washing machine.

Stairs to first floor landing

Stairs lead to the first floor landing with doors to two bedrooms and separate WC.

Bedroom One

12'1" x 15'1" (3.69 x 4.6)

Window to the front and side aspect. Walk in shower enclosure, part tiled walls. Electric storage heater.

Bedroom Two

12'1" x 16'6" (3.69 x 5.03)

A spacious double bedroom with window to the side aspect. Walk in shower enclosure.

WC

Low level flush WC and pedestal wash basin.

Outdoor Space

A garden area with mature trees and flowers with shrubs and a paved pathway leading to the entrance. With a stone elevated terrace with wrought iron fence and security lighting.



Road Map



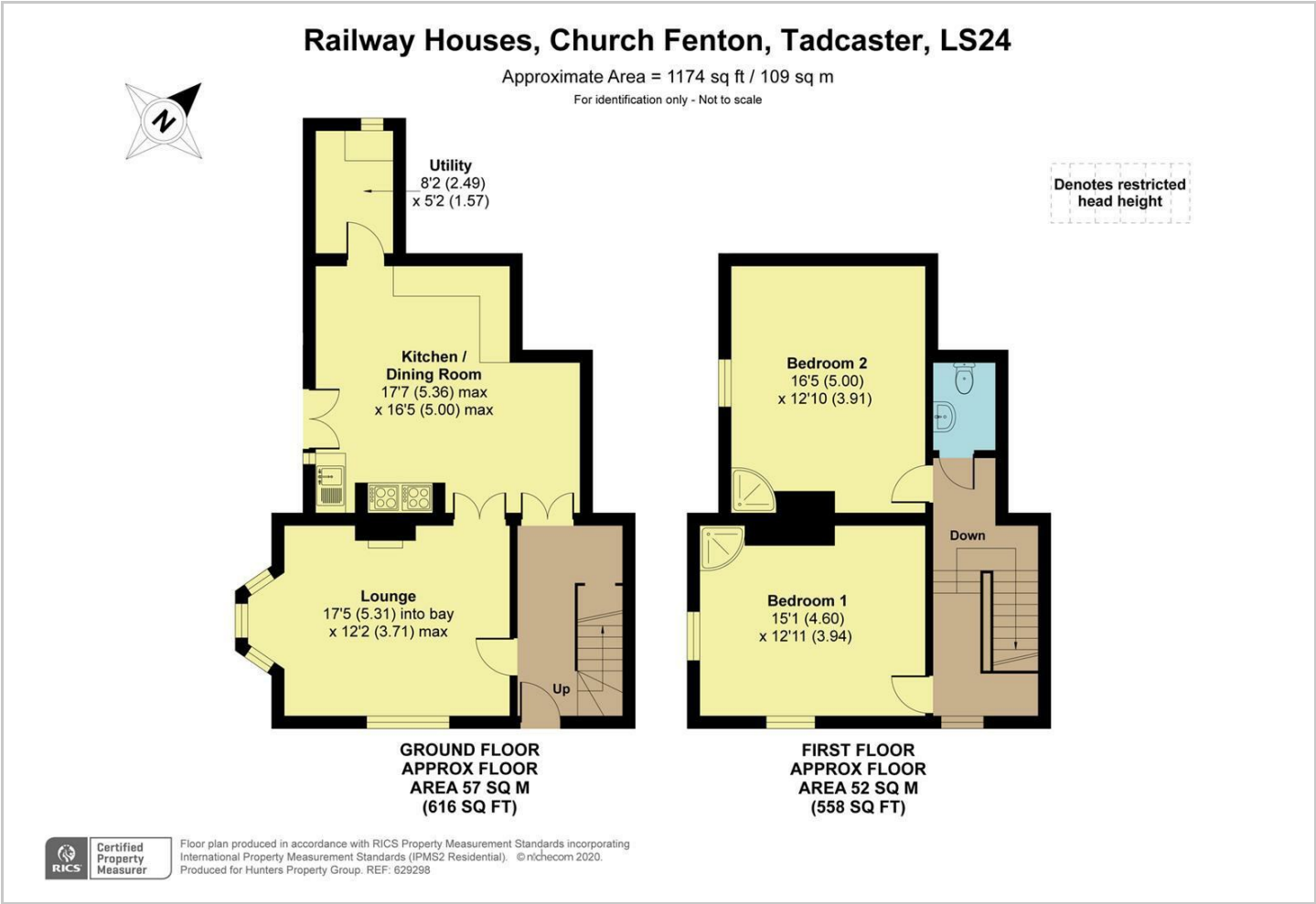
Hybrid Map



Terrain Map



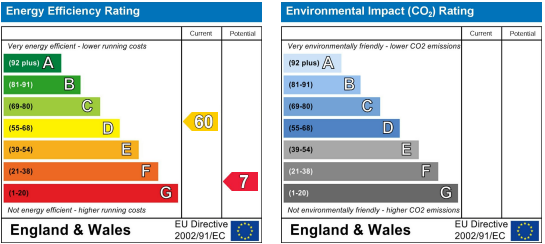
Floor Plan



Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.