



Sandwath Drive, Church Fenton, Tadcaster, LS24 9US

- THREE BEDROOM SEMI DETACHED TOWNHOUSE
- TWO EN-SUITES
- GARAGE

- KITCHEN DINER
- COUNTRYSIDE VIEWS
- EPC RATING - C / COUNCIL TAX BAND D

Asking Price £270,000



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DESCRIPTION

Hunters Wetherby are pleased to present this three bedroom semi detached townhouse in the sought after location of Church Fenton. The field views to the rear of the property really do give this home the wow factor.

As you step inside, you are welcomed by an open and airy entrance hallway that sets the tone for the rest of the house. The downstairs w/c is an added benefit.

The heart of the home is undoubtedly the modern kitchen diner, a wonderful area designed for both cooking and entertaining. It boasts a stylish range of wall and base units, complemented by integral appliances, including an oven, hob, and dishwasher. The inviting atmosphere is further enhanced by patio doors that seamlessly connect the indoor space to the outdoor area, perfect for enjoying al fresco dining and gatherings with friends and family during the warmer months.

To the first floor is the spacious lounge which is a lovely size and features a charming Juliet balcony, making this room a wonderful area for relaxation but also offers stunning views of the picturesque countryside.

The third bedroom is also located on the first floor and benefits from built-in storage and an en-suite bathroom, complete with a low-level W/C, a wash hand basin, and a convenient walk-in shower cubicle.

As you ascend to the second, you will find two inviting bedrooms, including the master suite. The master bedroom is particularly appealing, featuring fitted wardrobes that provide ample storage, along an en-suite complete with a shower cubicle, low-level W/C, and wash hand basin.

Bedroom two also benefits from fitted wardrobes. The house bathroom finishes the second floor with shower over bath, low level w/c and wash hand basin.

Externally, to the front of the property is a driveway that provides ample off-street parking, complemented by a garage featuring a remote control electric door for added ease.

Stepping into the rear garden, you will discover a lovely outdoor space that is perfect for relaxation and entertaining. The garden is enclosed by fence boundaries, providing privacy and security. It boasts a well-maintained lawned area, ideal for children to play or for hosting summer gatherings. Additionally, the patio and decking areas offer versatile spaces for outdoor dining or simply enjoying the fresh air.





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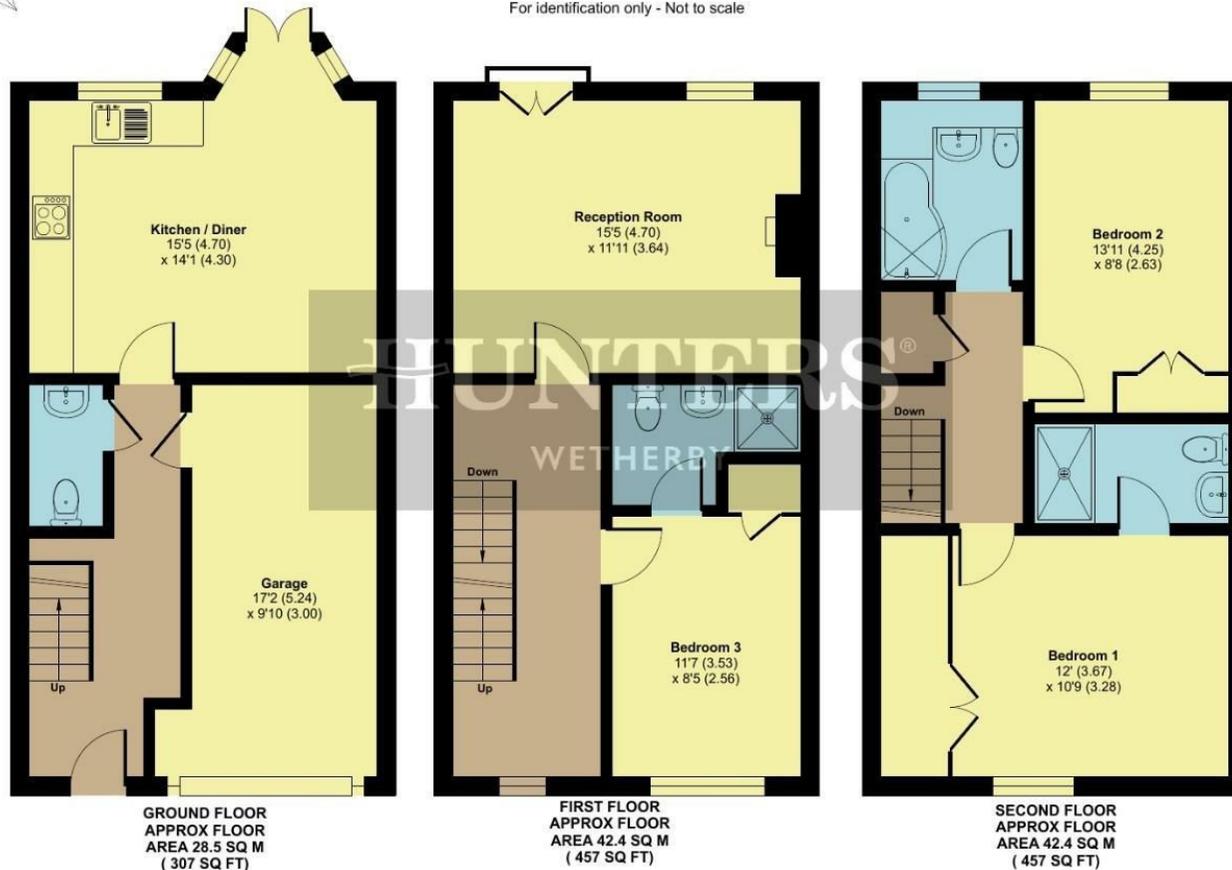


Approximate Area = 1221 sq ft / 113.4 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1271607

Viewings

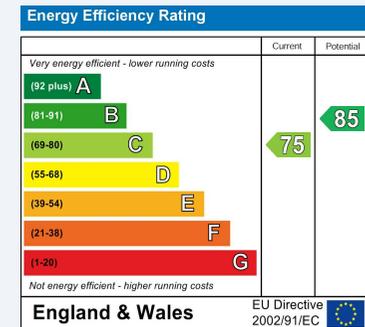
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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