



## Hall Close

Church Fenton, Tadcaster, LS24 9FR  
£775,000



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# Hall Close

## Church Fenton, Tadcaster, LS24 9FR

\*\*\*RARE OPPORTUNITY. TUCKED AWAY LOCATION. STUNNING VIEWS. BESPOKE FAMILY HOME\*\*\*

A rare opportunity to acquire this immaculate bespoke family home. This remarkable property is nestled in a highly sought-after location, surrounded by green spaces, and offers immense potential for a comfortable and luxurious living experience.

The house boasts six generously proportioned bedrooms, ensuring ample space for a large family or for hosting guests. A bathroom with one en-suite wet room serve the home, designed with functionality and elegance in mind. The property also benefits from a large reception room and study which can serve a variety of purposes such as a playroom, or simply extra living space.

The heart of the home is the open-plan kitchen/diner, with a modern design and high-quality fixtures and fittings, the kitchen provides an ideal space for family meals and entertaining, plus the useful addition of a utility room.

A key feature of this property is its unique features. The open-plan living space provides a contemporary and spacious feel, while the ample parking and double garage offer convenience for multiple vehicles. The well-manicured garden is a beautiful space for relaxation and outdoor activities with stunning views over the fields.

The property's condition is immaculate, reflecting a high standard of maintenance and care by the previous owners. This house is a perfect choice for those who appreciate the blend of comfort, luxury, and convenience in a desirable location. We encourage potential buyers not to miss this rare opportunity to own a home of such quality.

- STUNNING FAMILY HOME
- OUTSTANDING LOCATION
- RARE OPPORTUNITY
- BEAUTIFUL VIEWS
- OPEN PLAN KITCHEN/DINER
- DOUBLE GARAGE
- MASTER WITH EN-SUITE
- BESPOKE BUILT
- Council Tax Band F
- EPC Rating B



## Ground Floor

### Hall

Composite double glazed entrance door, tiled flooring with under floor heating, grand central oak staircase with glazed inset balustrade panel, downlighters to ceiling, storage cupboard, oak doors to rooms.

### WC

Unit housed push flush WC, pedestal wash hand basin, central heated towel warmer, extractor fan and tiled flooring.

### Study

8'5" x 11'0" (2.57m x 3.35m)

Bay window to front aspect.

### Lounge

28'11" x 11'1" (8.82m x 3.38m)

Bay window to front aspect, feature exposed brick partition with open plan with recessed lighting, open plan recess, wood burner, downlighters to ceiling, bi-fold doors to rear garden and oak glazed panel bi-fold doors to kitchen/diner.

### Kitchen/Diner

11'5" x 22'3" (3.48m x 6.78m)

Having a range of wall and base units with pan drawers. Granite worksurfaces,, tiled splashback, integrated double oven. dishwasher, microwave and wine cooler. Downlighters to ceiling, tiled flooring with under floor heating. Double glazed window to rear aspect and bi-folds to rear garden and door to utility room.

### Utility Room

6'3" x 7'6" (1.91m x 2.29m)

Continuation of flooring from kitchen, wall and base units, sink and drainer and door to garage.

### Garage

Access door to rear and storage to roof trusses, door to garage/gym.

### Garage/Gym

Plastered walls and ceiling with downlighters to ceiling, power points and garage door accessible.

## First Floor

### Landing

PVCu double glazed window to front aspect, radiator and oak doors to rooms. Stairs to second floor landing.

## Bedroom

16'2" x 10'8" (4.93m x 3.25m)

Sliding door to balcony overlooking field with stunning far reaching view, radiator and oak doors to wardrobe and en-suite.

### En-suite

5'6" x 6'1" (1.68m x 1.85m)

Designed with a wet room setup having fully tiled floor and walls, shower partition, unit housed wash hand basin and pedestal wash hand basin. Downlighters to ceiling, extractor fan, central heated towel warmer and auto light mirror.

### Walk-in Wardrobe

5'8" x 6'1" (1.73m x 1.85m)

Fitted storage and hanging space with radiator.

## Bedroom

11'7" x 11'1" (3.53m x 3.38m)

Double glazed window to front aspect with radiator and built in wardrobe.

## Bedroom

15'3" x 8'5" (4.65m x 2.57m)

Double glazed window to rear aspect with radiator and built in wardrobe.

## Bedroom

9'8" x 8'1" (2.95m x 2.46m)

Double glazed window to front aspect and radiator.

## Bathroom

10'11" x 7'5" (3.33m x 2.26m)

Having a feature deep bath sat on an elevated tiled floor, shower enclosure, vanity housed wash and basin and push flush WC. Downlighters to ceiling, central heated towel warmer, extractor fan and double glazed frosted window.

## Second Floor

### Landing

Oak doors to rooms.

### WC

Skylight, unit housed push flush WC, pedestal wash hand basin, tiled floor and central heating towel warmer.

## Bedroom

15'9" x 22'5" (4.80m x 6.83m)

Four skylights, two front and two rear with two radiators and downlighters to ceiling.

## Bedroom

7'4" x 8'1" (2.24m x 2.46m)

Skylight to front aspect.

## Exterior

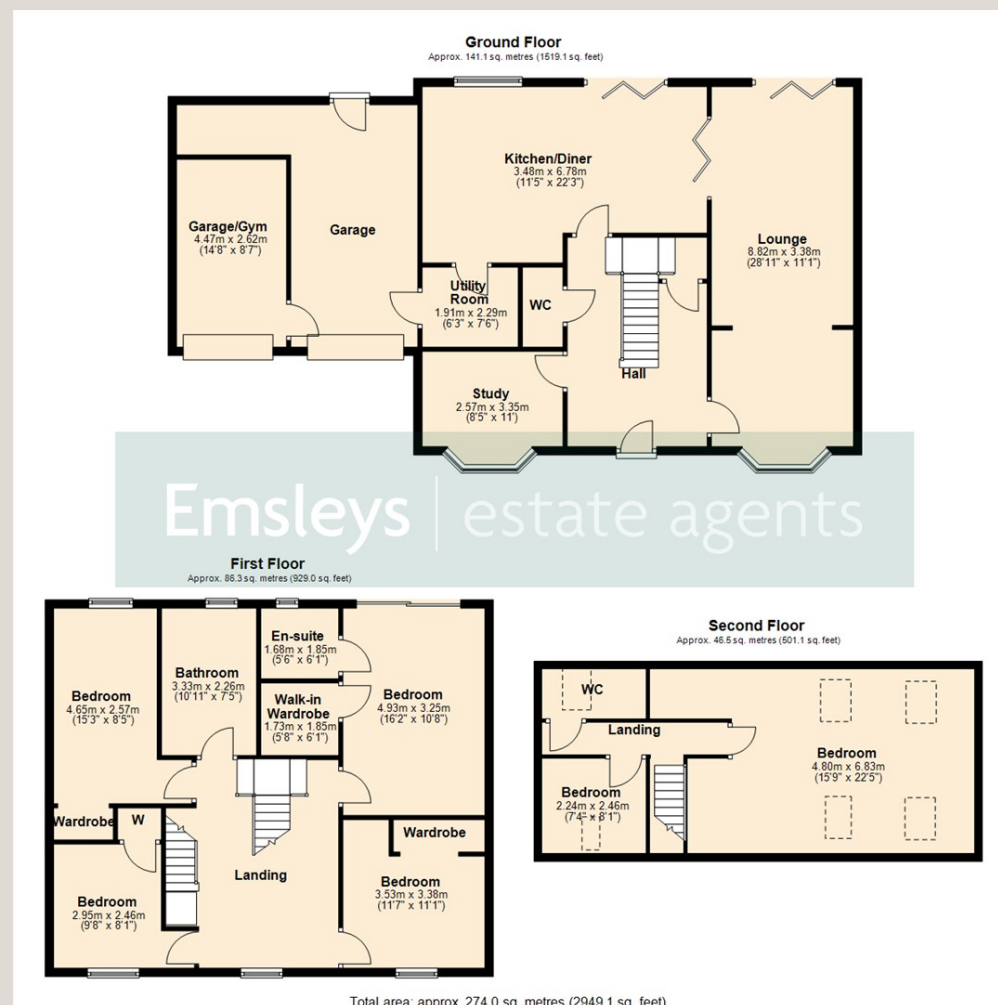
Tucked away with a large front lawn and parking for four cars to the front area and double garage. The rear is well enclosed and mainly lawn with far reaching views to fields beyond giving a feeling of extra space and perfect for families and entertaining.











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