



## 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 In Excess Of £425,000**



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## 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.





