



## Trans Walk, Church Fenton, LS24 9RR

- A THREE BEDROOM DETACHED HOUSE
- A SUBSTANCIAL CORNER PLOT TO THREE SIDES
- HIGHLY SOUGHT AFTER LOCATION
- FIRST TIME TO THE MARKET IN OVER 20 YEARS
- CATCHMENT AREA FOR THE RENOWNED TADCASTER GRAMMAR SCHOOL
- EPC RATING C/ COUNCIL TAX BAND - D

**Asking Price £375,000**



# Trans Walk, Church Fenton, LS24 9RR - Asking Price £375,000

## DESCRIPTION

A spacious three bedroom detached house set on a large corner plot ideal for development subject to the necessary planning permission, the property must be seen to appreciate the size of the accommodation on offer.

The ground floor consists of a welcoming entrance hall, w/c, lounge, well presented kitchen and separate dining room.

The spacious lounge features from an open fireplace and window over looking the rear garden. The kitchen is fitted with wall and base units, gas hob, electric oven and space for a washing machine. The dining room provides a great space to entertain guests.

The three bedrooms are all good sizes with bedroom one benefitting from built in storage an en-suite with a low level w/c, walk in shower and wash hand basin. Bedroom two and three are both double bedrooms and let in lot's of natural light. The house bathroom benefits from a four piece suit including a walk in shower, bath, wash hand basin and low level w/c.

A driveway to the front the property is set on a corner plot with extensive garden to the side and rear. The driveway also provides off street parking with space for multiple vehicles and benefits from a double detached garage.

Outside is an enclosed rear garden with a paved patio cover looking over the lawned area. The property has huge scope to extended and improve subject to the necessary planning application.

Nestled between the villages of Church Fenton and Ulleskelf, and in the catchment area for the renowned Tadcaster Grammar School. Great rail and motorway links from both villages with excellent access to local amenities. The village benefits from excellent amenities which include a couple public houses and a local post office.





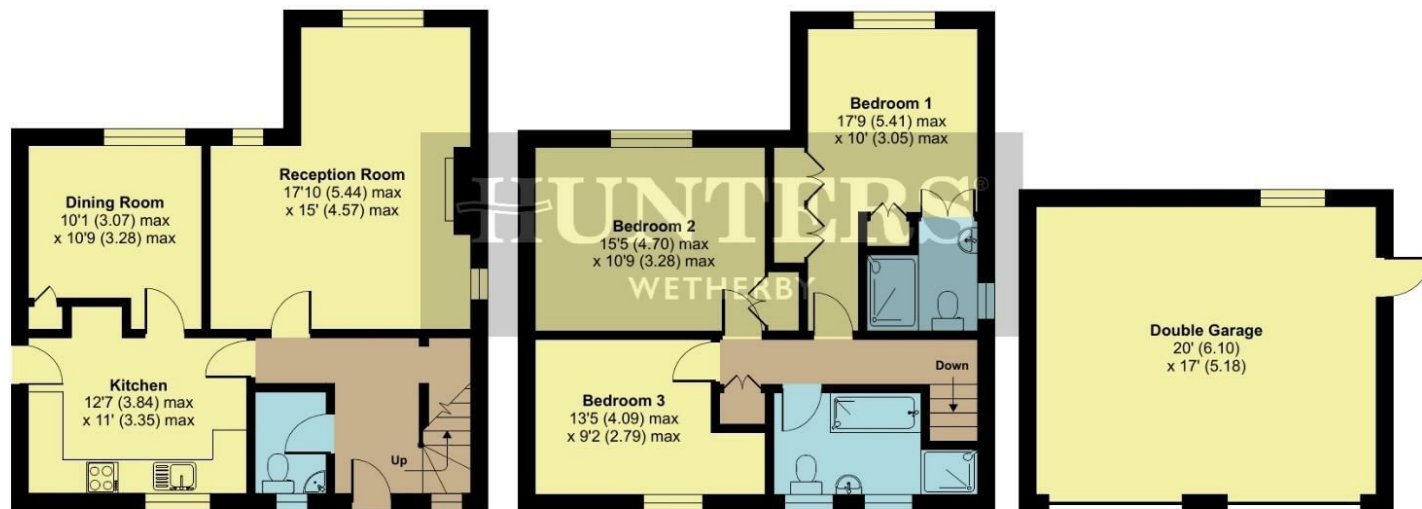
# Trans Walk, Church Fenton, Tadcaster, LS24

Approximate Area = 1206 sq ft / 112 sq m

Garage = 340 sq ft / 31.6 sq m

Total = 1546 sq ft / 143.6 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). © nitchcom 2024. Produced for Hunters Property Group. REF: 1111329

## Viewings

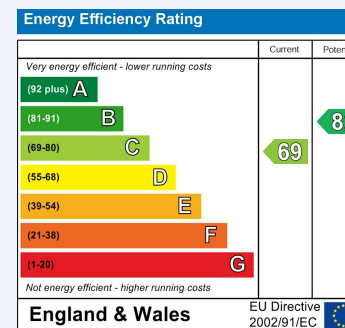
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

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