



Skelf Street, Church Fenton, Tadcaster, LS24 9RX

- THREE BEDROOM END TERRACE HOUSE
- GARAGE
- SOUGHT AFTER LOCATION
- RURAL LOCATION
- GARDEN
- EPC RATING D / COUNCIL TAX BAND C

Asking Price £230,000



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DESCRIPTION

Set in the pleasant and popular residential location on the edge of Church Fenton lies this spacious and well presented three bedroom end terrace house. This home is set within convenient reach of the village amenities, rail links and for those who enjoy the rural life a short distance from many beautiful country walks.

The well presented first floor briefly comprises of a lounge/diner, kitchen, utility and downstairs W/C.

A spacious L shaped lounge/diner is a wonderful space for entertaining guests or spending time with loved ones, with the indoor, outdoor living that the patio doors to the rear garden provide. The central fireplace with stone hearth adds a focal point to the room.

The kitchen fitted with a range of wall and base units along with ample work surface and space for a large fridge/freezer.

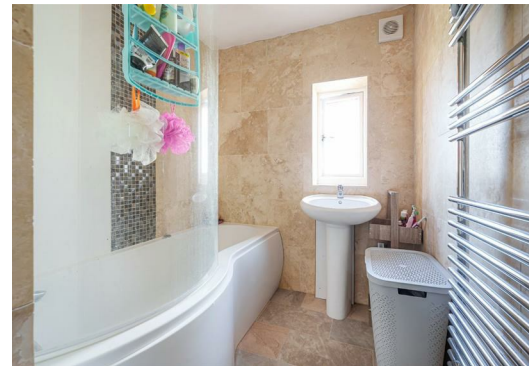
The W/C and utility are a wonderful addition to the downstairs space, the utility benefits from plumbing for a washing machine.

The well presented first floor comprises of three bedrooms, one of which benefits from built in storage.

The house bathroom finishes the upstairs space and briefly comprises of shower over bath, sink basin and separate W/C.

To the rear of the property is the generous enclosed garden with laid to lawn and two paved patio areas.

To the front of the property is a graveled area with paved patio walkway with side access to the rear, the front of the property also has the added benefit of off street parking and a garage that is side aside in a block near by.





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Approximate Gross Internal Floor Area 950 Sqft 89 Sqm

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

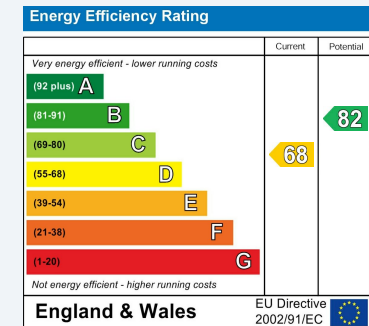
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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