



Station Road, Church Fenton, Tadcaster, LS24 9RA

- 4 BEDROOM DETACHED HOME
- GOOD SIZE GARDEN
- COUNCIL TAX BAND-D
- DOUBLE GARAGE
- TWO RECEPTION ROOMS
- EPC RATING - E

£1,350 Per Month



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DESCRIPTION

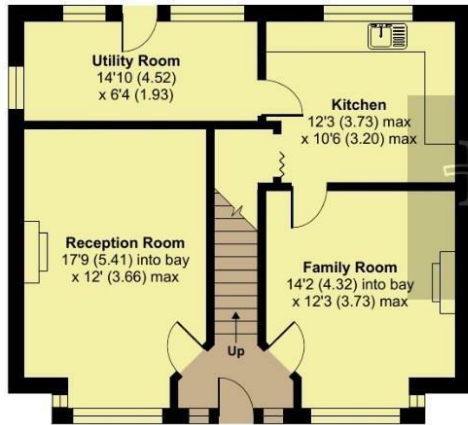
THIS 4 BEDROOM DETACHED DOUBLE FRONTED HOUSE IS NOT ONE TO BE MISSED AND IS AVAILIABLE 16TH JULY



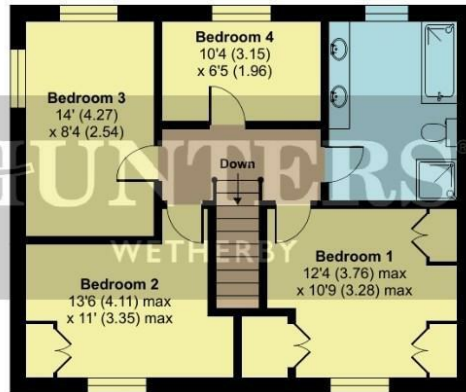


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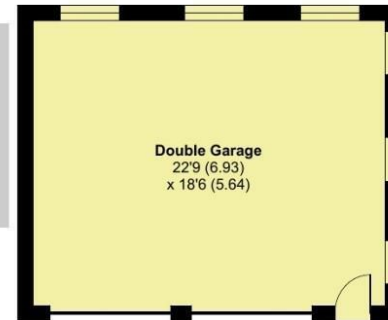
Approximate Area = 1341 sq ft / 124.6 sq m
 Garage = 422 sq ft / 39.2 sq m
 Total = 1763 sq ft / 163.8 sq m
 For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR AREA 64.4 SQ M (693 SQ FT)



FIRST FLOOR
APPROX FLOOR AREA 60.2 SQ M (648 SQ FT)



GARAGE
APPROX FLOOR AREA 39.2 SQ M (422 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1102072

Viewings

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

Valuations

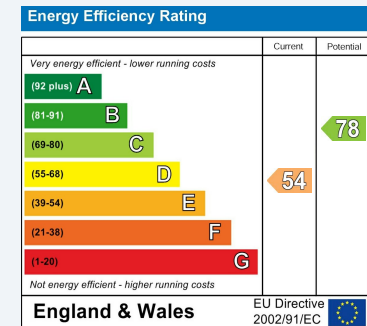
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



5a Market Place Wetherby,
 Tel: 01937 588 288 Email: wetherby@hunters.com <https://www.hunters.com>

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.

