



Station Road, Tadcaster

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- GARAGE

Offers Over £500,000

- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN DINER
- EPC RATING - C / COUNCIL TAX BAND - E

Council Tax: E



Station Road, Tadcaster

DESCRIPTION

Welcome to this charming four-bedroom detached house located on Station Road in the picturesque village of Church Fenton, Tadcaster.

As you step inside, you are greeted by an open hallway leading to two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family.

The kitchen/diner is the highlight of this home, featuring a range of wall and base units that provide plenty of storage space and integral appliances such as double oven and gas hob. There is also space for a dishwasher. The dining area is a great space, where you can gather with your loved ones for delicious meals and create lasting memories. The heart of the home, this space is sure to be a favourite for all.

The utility room is an added benefit to the property with space for a fridge freezer and washer/dryer. An external door leads to the side of the garden.

The lounge is a delightful space, made even more inviting by the warm glow of the living flame gas fire, creating a cosy atmosphere during the colder months. Additionally, the sun room which is currently used a snug area is the perfect space to wind down after a busy day. With french doors and big windows, the room lets in lots of natural light.

To the first floor of the property are four spacious bedrooms including a convenient en-suite in the master bedroom with shower cubicle and the house bathroom.

The house bathroom consists of shower over bath, wash hand basin and low level w/c.

The spacious garage with an electric up and over door also benefits from access to the hallway.

The garden, laid mainly to lawn with mature shrubs and flowers, offers a tranquil retreat where you can enjoy the beauty of nature right at your doorstep. Additionally, the patio area provides a lovely spot for outdoor seating and entertaining guests.

The village of Church Fenton continues to be popular amongst many and enjoys a real community spirit. The local village hall, community shop and public houses draws locals and visitors from afar. The rail links also provide convenient access for those who look to commute to Leeds and York. With the A1 and A64 link roads a short drive away.







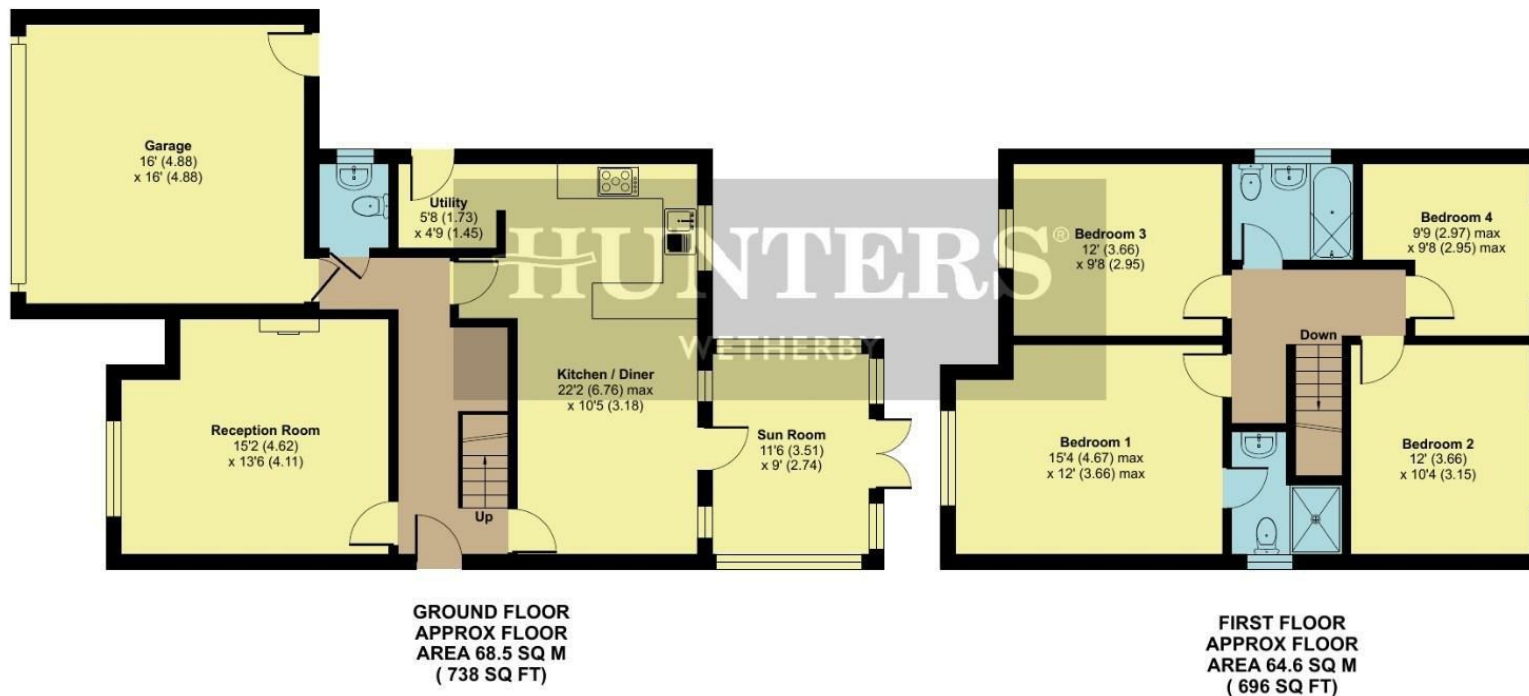
Station Road, Church Fenton, Tadcaster, LS24

Approximate Area = 1434 sq ft / 133.2 sq m

Garage = 256 sq ft / 23.7 sq m

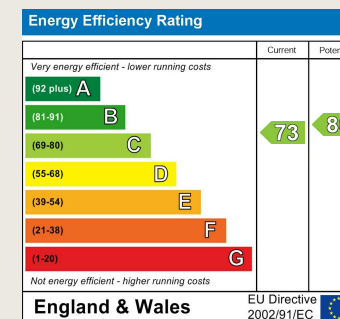
Total = 1690 sq ft / 156.9 sq m

For identification only - Not to scale



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.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com