



Cawood Crescent, Church Fenton, LS24 9RY

- STUNNING THREE BEDROOM MID TERRACE HOUSE
- OPEN PLAN KITCHEN DINER
- GORGEOUS COUNTRYSIDE VIEWS
- RENOVATED TO A HIGH STANDARD BY THE CURRENT VENDORS
- DOWNSTAIRS W/C
- EPC RATING - D / COUNCIL TAX BAND - C

Offers Over £250,000



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DESCRIPTION

Welcome to Cawood Crescent, Church Fenton - a charming location for this stunning three-bedroom mid-terrace house! This delightful property boasts a spacious open-plan modern kitchen diner, perfect for hosting family and friends. This delightful, terraced property has undergone a series of modernisation to a immaculate standard inside and out!

On entering the property, you are greeted with an entrance hall leading to all ground floor rooms including lounge, kitchen diner and utility with low level w/c.

The light, bright contemporary lounge has been beautifully finished with modern finishes including a brushed chrome ladder radiator and french doors which lead to the rear garden.

The kitchen is fitted with a range of neutral coloured base and wall units with work surfaces and splashback. Integral appliances include an electric oven, an induction electric hob, microwave and dishwasher. The dining area of the room is perfect to entertain family and friends with the added benefit of stunning bi-fold doors to rear the garden creating the feeling of indoor outdoor living.

There is a additional utility and downstairs W.C.

To the first floor of the property are three bedrooms and house bathroom.

All of the bedrooms have been decorated to a high standard with bedroom one having the added feature of a paneled wall.

Bedroom two benefits from built in storage. Bedroom three is a large single.

The stunning house bathroom briefly consists of low level w/c, pedestal wash hand basin, paneled bath with shower over, a glass screen and heated towel rail. The finish of the bathroom is somewhere you will definitely want to relax and enjoy after a hard days work.

To the front of the property is a tarmac driveway providing off street parking for up to two vehicles. The rear garden is fully enclosed and has been landscaped to an immaculate standard with Indian stone patio, fence boundaries and a gate access to the gorgeous natural countryside.

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.

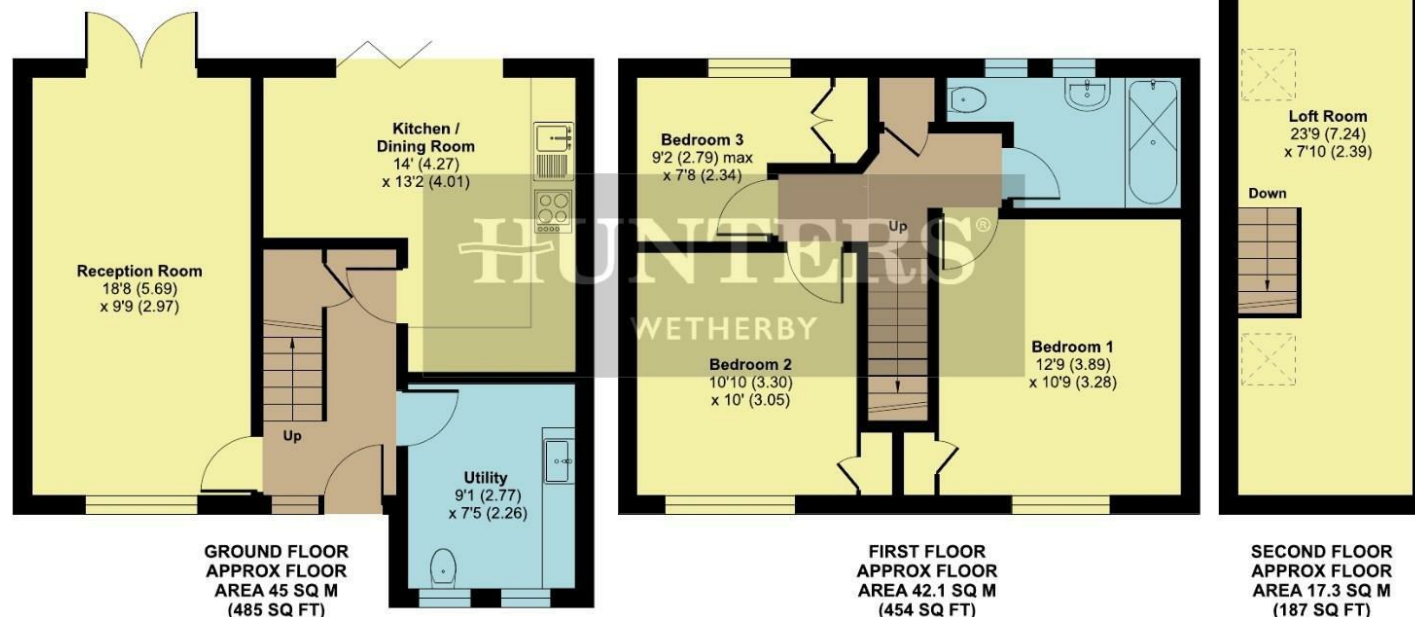




Cawood Crescent, Church Fenton, Tadcaster, LS24

Approximate Area = 1126 sq ft / 104.6 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). © nichecom 2023. Produced for Hunters Property Group. REF: 1210319

Viewings

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

Valuations

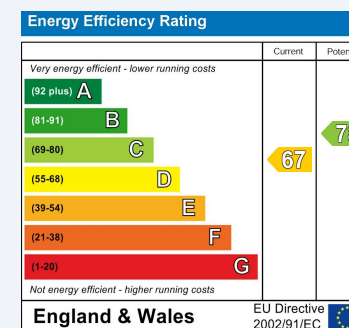
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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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