



## Hawker Grange, LS24 9GE

- EXCEPTIONAL HIGH QUALITY FINISH
- MAINS SUPPLIED GARAGE
- EPC B
- UNFURNISHED
- GARDEN SOUTH-EAST FACING
- COUNCIL TAX D

**£2,000 Per Calendar Month**





# Hawker Grange, Church Fenton LS24 9GE

## DESCRIPTION

Hunters Wetherby are proud to present this stunning three bedroom, two bathroom property located in a sought-after, semi-rural position nestled between the popular villages of Church Fenton and Ulleskelf. The property offers the best of both worlds; peaceful countryside surroundings with convenient access to local amenities, schools, and transport links, including nearby train stations for commuters to Leeds or York.

The property has been finished to a very high standard throughout with LVT herringbone flooring covering the entirety of the ground floor and high quality AEG appliances in the kitchen. Light airy colours and themes in the property help it draw natural light keeping a positive feel and your mood uplifted!

the luxury feel continues upstairs with internal French window shutters, the clean stylings continue into the bedrooms and partially white tiled family bathroom and ensuite.

Practical additions this property boasts include; a private double driveway, double outdoor plug that can be converted into an EV charging point, mains electric supplied garage, fenced and gated garden, providing both security and privacy—perfect for families or those who enjoy entertaining outdoors.

The rear garden is predominantly laid to lawn with a paved patio area, ideal for summer barbecues or a peaceful morning coffee.

This beautifully presented home is ready to move into and ideal for a growing family or professional couple seeking a blend of style, comfort, and convenience.

Early viewing is highly recommended to appreciate all this exceptional home has to offer.





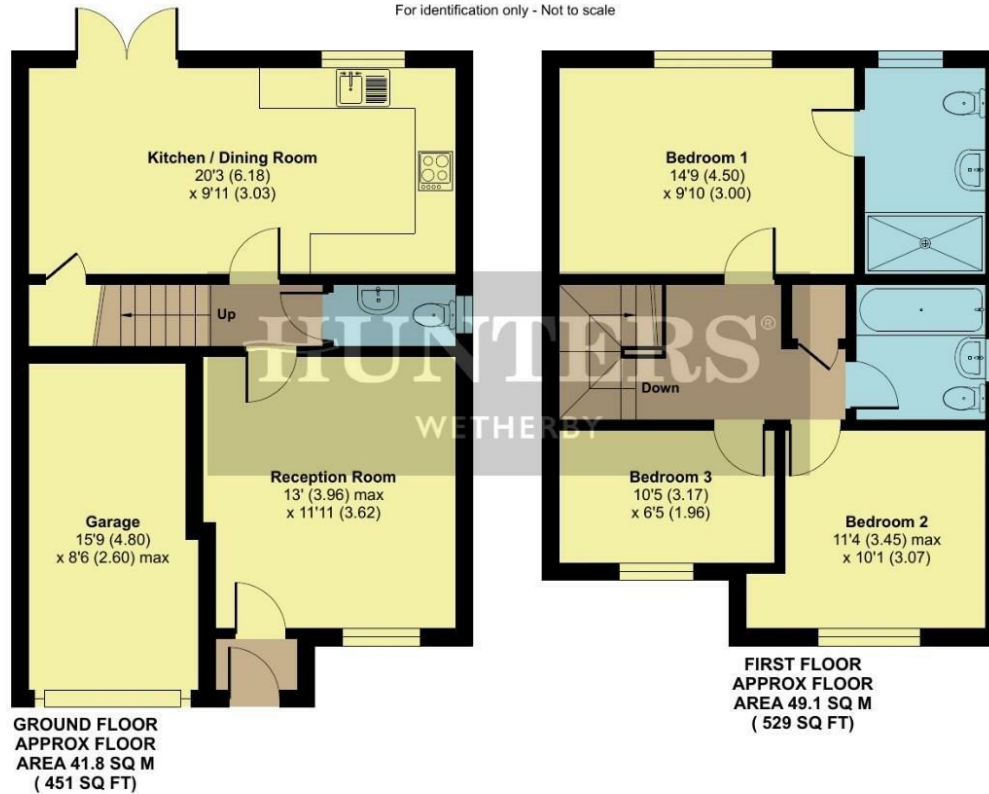




# Hawker Grange, Church Fenton, Tadcaster, LS24



Approximate Area = 980 sq ft / 91 sq m  
 Garage = 124 sq ft / 11.5 sq m  
 Total = 1104 sq ft / 102.5 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). © nrichcom 2025. Produced for Hunters Property Group. REF: 1302531

## 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

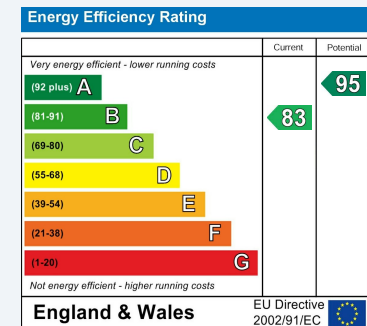
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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 Tel: 01937 588228 Email: [wetherby@hunters.com](mailto: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.

