



Laurels Farm Drive, Church Fenton, Tadcaster, LS24 9FS

- FOUR BEDROOM DETACHED HOUSE
- KITCHEN DINER
- GARAGE AND DRIVEWAY
- MASTER WITH EN SUITE
- BEAUTIFULLY PRESENTED
- EPC - B / COUNCIL TAX - E

Offers Over £400,000



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DESCRIPTION

Hunters Wetherby are excited to present to the market this beautifully presented four bedroom detached family home in the highly sought after village of Church Fenton.

The downstairs accommodation in this property is perfectly laid out for a busy family. Oak flooring sweeps from the welcoming entrance hallway through to the bright lounge with window to the front elevation. Set beside the hall is the downstairs wc comprising low level wc, wash hand basin and heated towel rail.

The kitchen diner boasts a range of modern wall and base units and integral appliances, including fridge freezer, induction hob, electric oven and stainless steel sink unit with mixer tap. French doors open out from the dining space to the rear patio allowing for a pleasant indoor/outdoor feel. Just off the kitchen is the utility which benefits from space for a washing machine and dryer, and allows for access to the garage.

To the first floor, the well sized master bedroom benefits from ample space and oak flooring. The en-suite comprises a three piece Roca white suite including walk in shower cubicle, pedestal wash hand basin, low level wc. A heated towel rail and tiled floor complete the room.

Bedrooms two and three are both doubles with oak flooring and windows to the rear allowing for natural light to flood the space and views over the rear garden. Bedroom four, the single, is naturally lit by a window to the front elevation.

The house bathroom comprises a Roca three piece white suite, including panelled bath with shower over, wash hand basin set within a vanity unit and low level wc.

Externally, to the front of the property a pathway leads you to the front entrance, and to the side access gate. The beautiful manicured lawn with mature shrubs to the boarder really add to this properties curb appeal. A block paved driveway allows for off street parking and leads up to the garage.

The rear of the property is mainly laid to lawn with a patio seating area, perfect for enjoying those sunny months. A paved path leads you to the rear access point for the garage.

Church Fenton is a thriving village with a strong sense of community and excellent transport links, including its own railway station within walking distance with direct routes to Leeds and York. The property falls within catchment for highly regarded schools such as Tadcaster Grammar & Sherburn High. The property benefits from several community run amenities including a village pub, shop, and cafe & restaraunt.





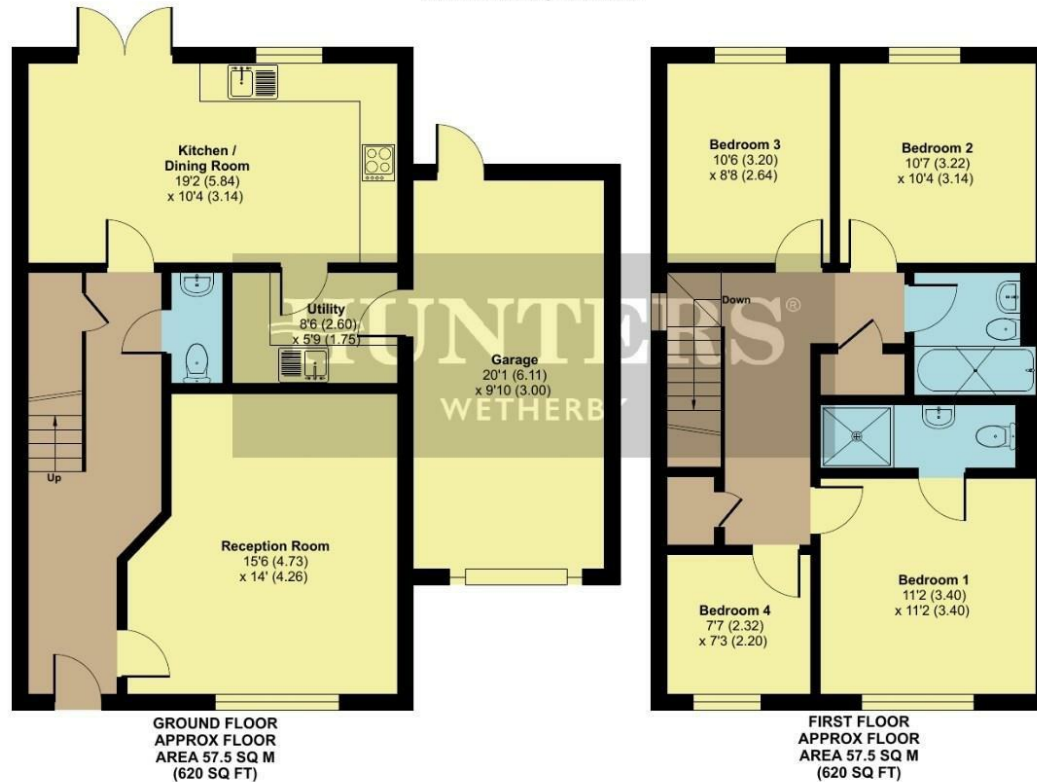
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Approximate Area = 1240 sq ft / 115.1 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1377 sq ft / 127.8 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). © nchecon 2025. Produced for Hunters Property Group. REF: 1336697

Viewings

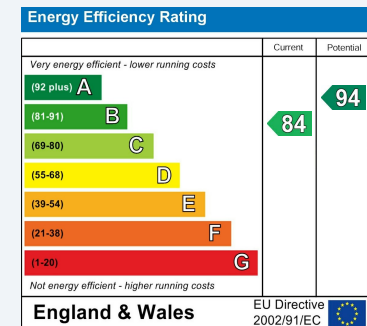
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.



5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

