



Bridge Close, Church Fenton, Tadcaster, LS24 9GZ

- FOUR BEDROOM MID-TERRACE HOUSE
- SET OVER THREE FLOORS
- GARAGE & DRIVEWAY
- COMMUTER VILLAGE OF CHURCH FENTON
- LOW MAINTENANCE REAR GARDEN
- EPC RATING - C / COUNCIL TAX - D

£315,000



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DESCRIPTION

Hunters Wetherby are proud to present to market this charming, four bedroom, three story mid-terrace property in Church Fenton.

Upon entrance of the property, you are met with a welcoming hallway which guides you to the ground floor. The ground floor accommodation is comprised of the kitchen diner, storage cupboard and W/C.

The W/C features a pedestal wash basin, a low level W/C and a tiled splash back.

Moving through to the thoughtfully designed kitchen diner. This space is made up of a range of contemporary, shaker style wall and base units which provide ample storage and practicality. There is also plenty of space for integrated appliances and access to the rear garden by eye-catching French doors.

The rear garden is an enclosed, private, low maintenance space - the perfect spot to indulge in your morning coffee.

Graduating up to the first floor, you will initially find the lounge which is bright and airy due to the patio doors with Juliette balcony. This generously sized space is the perfect spot to unwind with your family in the evening.

The house bathroom features sleek tiling, a built in bath with shower attachment, a low level W/C and wash hand basin which is everything you need for day-to-day living.

Next, you reach the third bedroom which provides rear aspect views over the manicured back garden and a radiator to warm the room during the winter months.

To complete the first floor, you'll see the home office - this again has rear aspect window making it a bright and ideal space for homeworking.

Graduating up to the second floor of the property, which boasts two generously sized double rooms.

The principle bedroom is benefitted by fitted wardrobes which provide ample storage as well as an ensuite. The ensuite comprises of a walk in shower, low level W/C and wash hand basin.

The second bedroom features two front aspect windows filling the room with light.

Externally, the property features a driveway which provides private off street parking, access to the spacious garage and a paved path directing to the property.

Church Fenton is a village known for its role as a former Royal Air Force station. The village is located between Leeds, York, and Selby, offering a balance of rural charm and connectivity. Church Fenton has its own railway station providing main line rail connections. Key road access points include the A1 and M62 motorways, and the new A1/M1 link, making the area easily accessible from major routes.





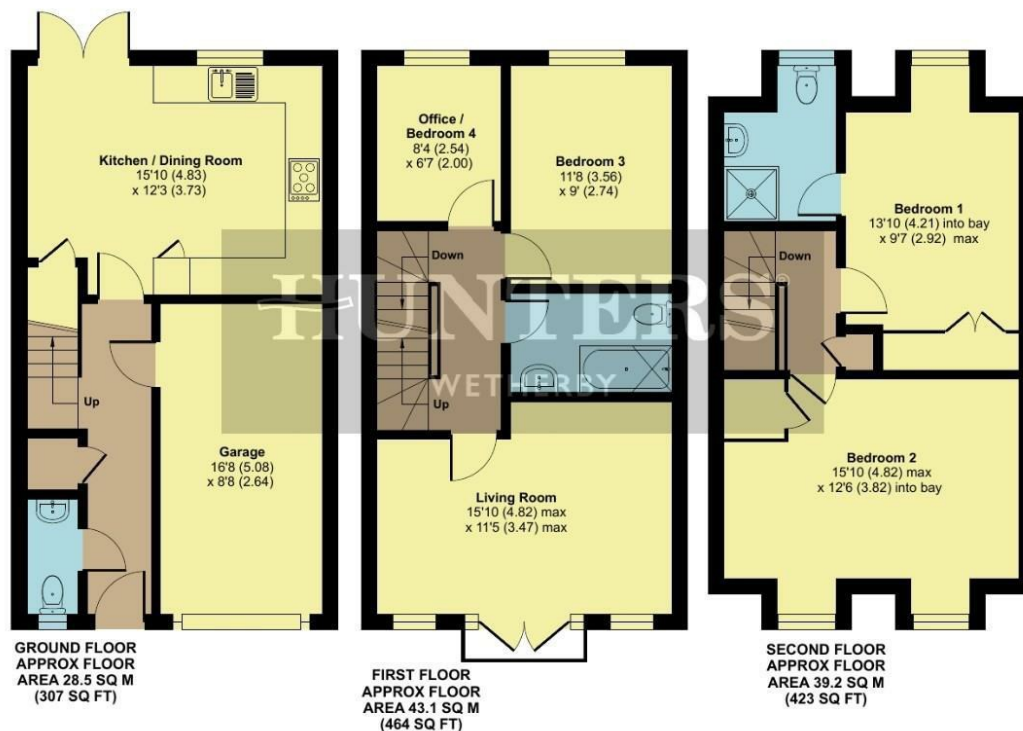
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Approximate Area = 1194 sq ft / 110.9 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1338 sq ft / 124.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © nctechcom 2025. Produced for Hunters Property Group. REF: 1353193

Viewings

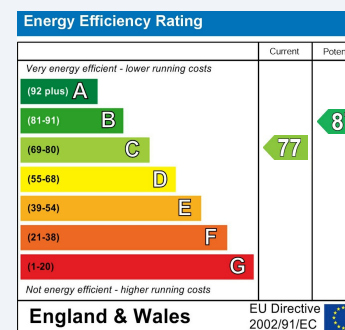
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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