



Rowley Close, Church Fenton, Tadcaster, LS24 9YW

- FOUR BEDROOM DETACHED HOUSE
- OFF STREET PARKING AND DOUBLE GARAGE
- MODERN LOG BURNING STOVE
- SOUGHT AFTER LOCATION OF CHURCH FENTON
- TADCASTER GRAMMAR SCHOOL CATCHMENT
- EPC RATING-B / COUNCIL TAX-E

£550,000



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DESCRIPTION

Located just outside the picturesque village of Church Fenton, Hunters Wetherby are proud to present to market this beautiful four bedroom detached property which is situated in a desirable corner plot.

Upon initial entrance of the home, you are welcomed by the beautifully spacious hallway which provides access to the downstairs accommodation. The ground floor is comprised of a lounge, kitchen diner, utility, office and W/C.

Initially, you are guided to the spacious lounge which is flooded with light, opening up the space even further and creating a bright and airy atmosphere. This room has a cosy feel and features a log burning stove.

Stepping into the thoughtfully designed kitchen diner which features a range of sleek wall and base units providing ample kitchen storage space. The kitchen space is also benefitted by integrated appliances such as a double oven and grill, fridge freezer, dishwasher and gas hob. The kitchen graduates into a spacious lounge and dining area which is perfect for hosting and wholesome family meals.

The secure, rear garden has been landscaped to provide an "all seasons" family space with a spacious stone patio directly from the French doors.

The kitchen opens out into a welcoming utility room with plumbing for a washing machine. A home office and W/C complete the ground floor

Ascending the staircase, this leads to the first floor landing which features an airing cupboard for storage and a hatch providing access to the loft.

The principle bedroom is a good sized double room. It is benefitted by built in wardrobes providing ample storage space as well as an ensuite. The ensuite is a modern three piece suite which comprises of a low level W/C, wash hand basin and walk in shower cubicle.

The other three bedrooms are good sized doubles with modern, built in wardrobes.

The fully tiled, house bathroom is impressively designed to maximise space and style. It is fitted with a built in bath, walk in shower cubicle, low level W/C and heated towel rail which is everything you need for day-to-day living.

Externally, the property benefits from a laid to lawn front garden with a drive providing parking for two cars, this leads to the double garage and the rear garden.

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.

PLEASE NOTE: An annual fee of approximately £290 is paid to a management company for the maintenance of the Open Public Spaces.





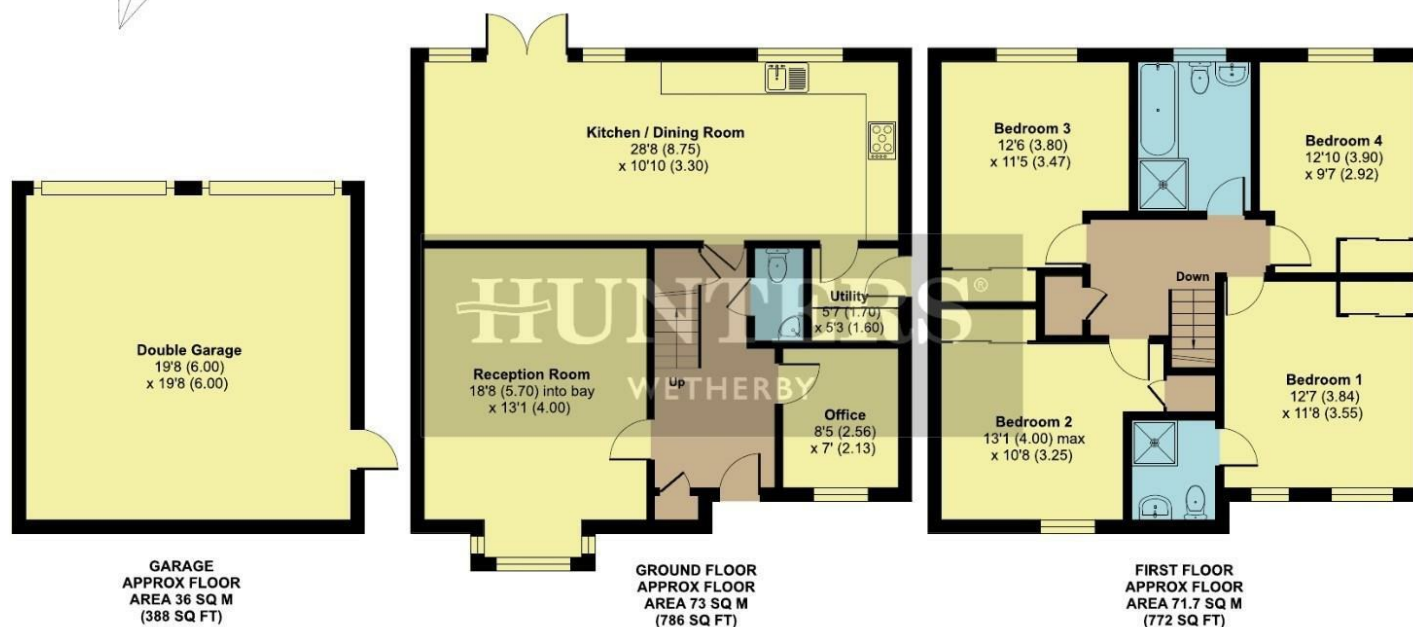
Rowley Close, Church Fenton, Tadcaster, LS24

Approximate Area = 1558 sq ft / 144.7 sq m

Garage = 388 sq ft / 36 sq m

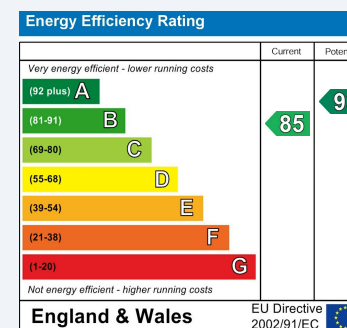
Total = 1946 sq ft / 180.7 sq m

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.

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.



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: 1357719



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