



Appletrees, Church Fenton, Tadcaster Offers Over £300,000

A well presented semi detached house offering spacious 4 bedroom family living accommodation with open plan breakfast kitchen, representing excellent value in this much sought after location.



Accommodation

An ideal opportunity for young and mature families to acquire this significantly extended and much improved semi-detached house offering four bedroom living accommodation and being offered for sale with no onward chain.

The property is entered at the front into an entrance hall with staircase leading to the first floor accommodation and integral garage access.

The principal reception room is a spacious lounge located at the front of the house having a television aerial point and benefitting from a radiator and coved cornices.



Without doubt the feature room of the property is the open plan breakfast kitchen which forms part of the property's skilful extension. The kitchen area has a range of built in oak based units to three sides with laminated worktops and inset stainless steel sink unit. There is a freestanding range cooker included within the sale and the kitchen benefits further from a built in fridge and freezer unit and dishwasher.

The rear breakfast area provides ample space for a dining table creating the ideal family environment. Double patio doors lead out onto the gardens beyond, and the living area benefits from twin double glazed Velux roof lights and a radiator.

There is a built in utility room with additional worktop, stainless steel sink unit and fitted cupboards. The utility room provides plumbing for an automatic washing machine. Crucially, there is a downstairs cloakroom located off the utility room having a low flush w/c and wash hand basin.



To the first floor are four good sized bedrooms including the master suite which has an engineered oak floor, ceiling downlighters and radiator.

There is an en-suite bathroom having a low flush w/c, pedestal wash hand basin and walk in shower cubicle with drying bay. The en-suite benefits from ceiling downlighters and an extractor fan.

There are two further double bedrooms and a single bedroom. Bedroom 3, located at the rear has a double fronted built in wardrobe and all bedrooms 2, 3 and 4 have radiators and double glazed casement windows.



The internal accommodation is completed by a modern house bathroom having a low flush w/c, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height tile splashbacks.

To The Outside

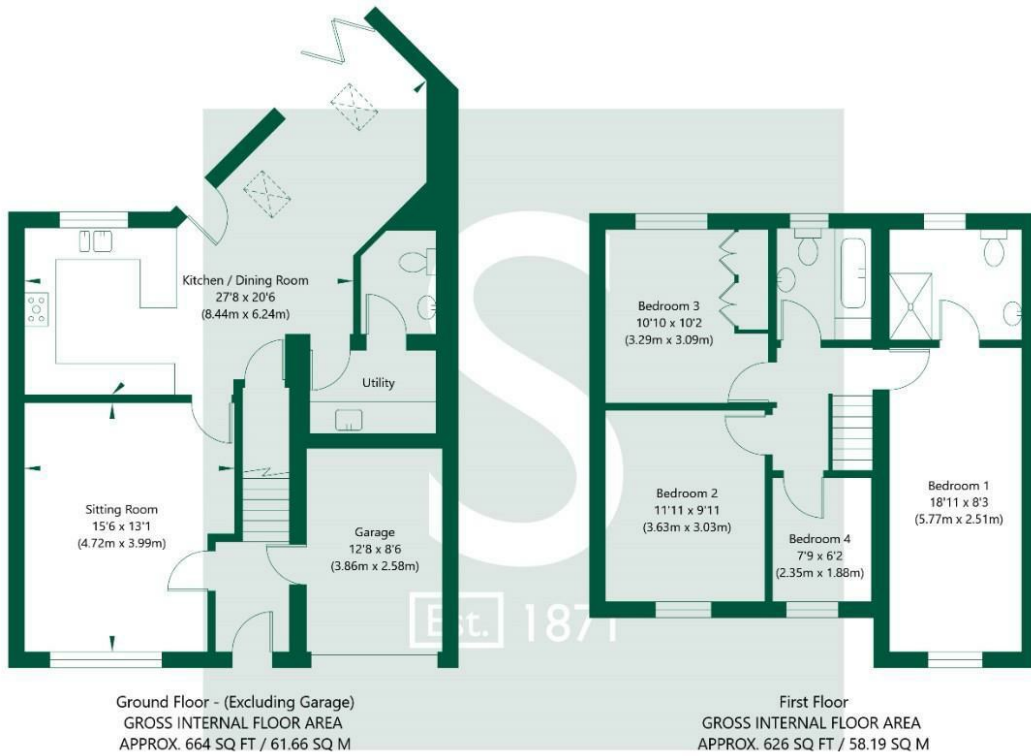
The property is accessed directly off the Main Street of Church Fenton having a block paved front driveway which provides off street parking for numerous motor vehicles. The driveway in turn gives access to an integral garage which has an electric roller garage door and is equipped with electric light and power. The remainder of the front garden is laid to lawn with a planted front border.

Adjoining the rear elevation is a raised and decked patio which steps out onto a block paved rear garden which is low maintenance in nature with herbaceous and slate chip borders. The rear garden is enclosed to all sides by fenced boundaries.

The property benefits from gas fired central heating throughout and an early inspection is strongly recommended.



Appletrees, Church Fenton, York, LS24 9RF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1290 SQ FT / 119.85 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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