



**Northfield Court, Church Fenton Tadcaster LS24 9RT**

**welcome to**

**Northfield Court, Church Fenton Tadcaster**

Situated in the highly desirable village of Church Fenton, with its excellent transport links to Leeds and York, this beautifully presented 4-bedroom detached home offers generous living spaces and modern features, together with extensive outdoor areas, a double garage and driveway parking.



Upon entering, you are welcomed by a bright and airy hallway with laminate flooring, a staircase leading to the first floor, and convenient under-stairs storage. A downstairs cloakroom is located off the hallway, adding to the home's practicality.

The spacious lounge, complete with carpet flooring and elegant fireplace, flows seamlessly into the dining room. The dining room extends further into a bright living space, with bifold doors that open onto the secure and enclosed rear garden. This outdoor space is beautifully landscaped, including a large lawned area, patio, and gated access on both sides. The well-appointed fitted kitchen features ample wall and base units, generous worktop space, an induction hob, and tiled flooring. A door provides direct access to the rear garden via the garden room. Upstairs, the carpeted landing provides access to four well-sized bedrooms, three of which are generous doubles, all finished with plush carpet flooring. The modern family bathroom includes a bath, large walk-in shower, tiled flooring, and sleek spotlights. The landing also provides access to the loft and a convenient storage cupboard. The property also benefits from triple glazing and an upgraded central heating system. With superb location, spacious interiors, and fantastic garden spaces, this 'ready-to-move-in' home offers the perfect setting for family living in a quiet and welcoming village. The property is within walking distance of a railway station with regular services.

## Entrance Hall

## Cloakroom

## Lounge

17' 5" x 11' 5" ( 5.31m x 3.48m )

## Dining Room

11' 8" x 9' 11" ( 3.56m x 3.02m )

## Kitchen

14' 4" into recess x 8' 10" into recess ( 4.37m into recess x 2.69m into recess )

## Garden Room

8' 9" x 6' 11" ( 2.67m x 2.11m )

## Landing

## First Bedroom

12' 11" x 11' 11" ( 3.94m x 3.63m )

## Second Bedroom

11' 8" x 9' ( 3.56m x 2.74m )

## Third Bedroom

9' x 7' 4" ( 2.74m x 2.24m )

## Fourth Bedroom

8' 9" x 7' 1" ( 2.67m x 2.16m )

## Bathroom

## Front Garden

## Rear Garden

## Parking

## Double Garage



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## welcome to Northfield Court

- NO ONWARD CHAIN
- Four Bedroom Detached Family House
- Substantial Plot including South Facing Rear Garden
- Driveway & Double Garage
- Potential to Extend (subject to planning permission)

Tenure: Freehold EPC Rating: C

offers over

# £475,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108187 - 0006

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