



## St. Marys Place

Church Fenton, LS24 9FY

Offers Over £425,000



Beautifully presented, this fabulous detached FOUR bed house sits in an exclusive development in the ideal and ever popular location of Church Fenton, close to the train station with connections to Leeds and York. With bi-fold doors looking over the rear garden to rural views beyond, attractive open plan kitchen / diner with integrated appliances, underfloor heating to the ground floor, spacious lounge, downstairs WC and utility, media points in all bedrooms, family bathroom and ensuite to the main bedroom on the first floor. Church Fenton is an ideally located village, commutable to both Leeds and York by car or rail. The village has so much to offer with 2 pubs, an Indian restaurant and a community shop. Local Primary schools are rated 'Good' with Ofsted and the highly sought after Tadcaster Grammar school, which is also rated 'Good', is within catchment. Designed to an exceptionally high standard - Viewings are strictly by appointment only via the Agent.



### Entrance Hall 9'5" x 11'2" (2.89m x 3.41m)

Composite side door. Laminate flooring. Open plan staircase to first floor with oak and glass ballustrade. .

### Lounge 17'8" x 11'1" (5.39 x 3.40m)

Two UPVC double glazed front windows.

### Downstairs WC/Utility 6'4" x 6'1" (1.95m x 1.86m)

WC, wash hand basin/sink and drainer. Wall and base units. Plumbing for washing machine.

### Kitchen/Diner/Family Room 17'6" x 17'7" (5.34m x 5.37m)

Fully fitted modern kitchen comprising; wall and base units with worktop surfaces, integral fridge/freezer, dishwasher, electric oven, induction hob with extractor over, composite sink unit and drainer. Central block. UPVC bi-fold doors. Room dimensions incorporate understairs cupboard.

### Staircase to first floor

### Galleried landing 11'10" x 11'3" (3.61m x 3.45m)

Feature galleried landing with oak and glass ballustrade. UPVC double glazed side window. Central heating radiator.

### Bedroom 1 (front) 10'9" x 12'5" (3.30m x 3.79m)

UPVC double glazed front window. Central heating radiator.

### En suite 5'10" x 4'9" (1.79m x 1.47m)

Fully tiled. Walk-in shower with glazed screen, wash hand basin in vanity unit, WC and extractor fan.

### Bedroom 2 (front) 12'5" x 6'5" (3.79m x 1.97m)

UPVC double glazed front window. Central heating radiator.

### Family Bathroom 6'5" x 5'9" (1.97m x 1.77m)

White suite comprising; bath,WC and wash hand basin in vanity unit, shower over bath with shower screen. Heated towel rail. Fully tiled

### Bedroom 3 (rear) 10'11" x 9'8" (3.35m x 2.97)

UPVC double glazed rear window. Central heating radiator.

### Bedroom 4 (rear) 11'0" x 7'6" (3.37m x 2.29m)

UPVC double glazed rear window. Central heating radiator.

### Outside - front

Lawned front garden. Driveway providing off road parking for several vehicles.

### Outside - rear

Lawned rear garden overlooking open fields.

### Garage 27'2" x 11'9" (8.3m x 3.6m)

Large detached garage with scope for an office or gym to the rear (subject to any necessary planning consent).

### Of Note

Council Tax Band D

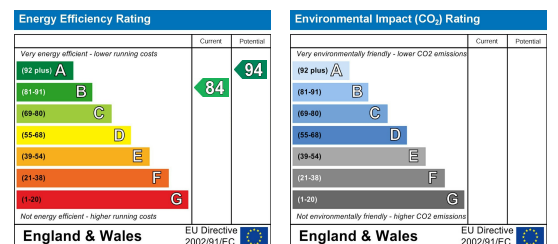
## Area Map



## Floor Plans



## Energy Efficiency Graph



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