

Park Row

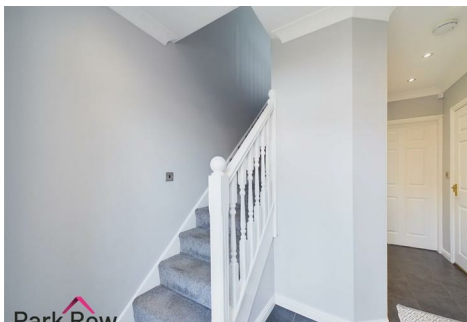


Fieldside Court, Church Fenton, Tadcaster, LS24 9WA

Offers In Excess Of £290,000



****FOUR BEDROOMS**TOWNHOME**GARAGE**DRIVEWAY**BEAUTIFUL REAR GARDEN**BEAUTIFULLY PRESENTED THROUGHOUT**SOUGHT AFTER VILLAGE LOCATION****
Nestled in the charming and highly sought after village of Church Fenton is this exquisite three-story property at Fieldside Court, offering a generous total area of 1313.2 square feet. Composed of four elegantly appointed bedrooms and two bathrooms, this home offers perfect balance of luxury and comfort. The ground floor welcomes you with a spacious kitchen and living area complete with double doors that open to a beautiful rear garden. There's a handy WC, and a garage housing space for a washer and dryer plus storage. The first floor features a cozy living room, two bedrooms and a bathroom. The top floor houses two additional spacious bedrooms and a bathroom. Excellently located, this home is a stone's throw away from key amenities. Hop on a train at Church Fenton station or catch a bus at the local bus station, cater to your children's educational needs at Kirk Fenton Parochial Primary School, dine at the delightful Indian restaurant 'Sunar Bangla', and immerse yourself in local history at the former RAF Church Fenton - all within proximity. Experience a touch of English lifestyle in this darling home, crafted with care and detailed for modern living.
VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! ' 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



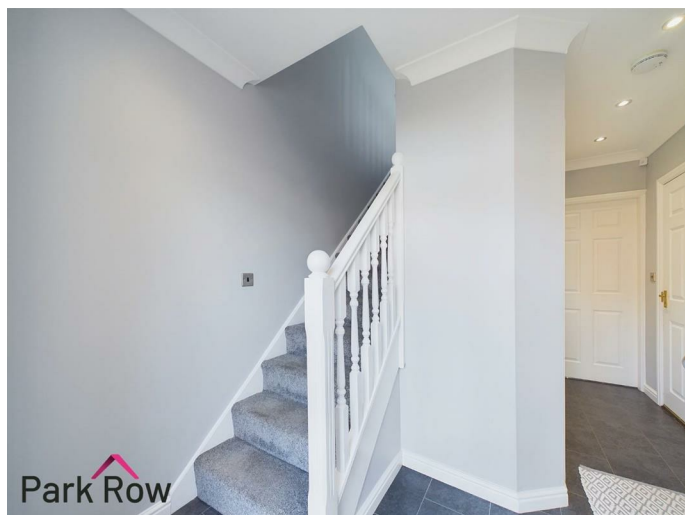
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with two decorative glass inserts and a frosted double glazed window to the left which leads into;

ENTRANCE HALLWAY

6'8" x 2'11" (2.05 x 0.91)



Stairs leading up top the first floor accommodation, central heating radiator and internal doors which lead into;

DOWNSTAIRS W/C

4'9" x 3'10" (1.47 x 1.19)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over and a tiled splashback, tiling to the window ledge and also a central heating radiator.

KITCHEN/DINER

17'11" x 14'11" (5.47 x 4.56)



Double glazed window to the rear elevation, white matt wall and base units surrounding with built in LED underlighting, drainer sink with chrome taps over built within the worktop, worktop extends to create a breakfast bar, induction hob set within the worktop with an extractor fan over, integral double oven, integral fridge/freezer, integral dishwasher, grey central heating radiator and double glazed double doors which lead out to the rear garden.





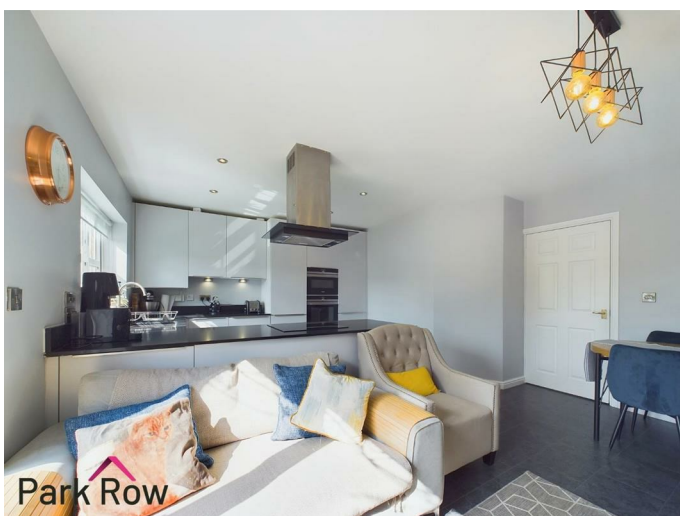
FIRST FLOOR ACCOMMODATION

LANDING

Two double glazed windows to the front and side elevations, stairs leading up to the second floor accommodation, door leading into a cupboard for storage, central heating radiator, internal doors leading into the bedrooms/bathroom and an open doorway which leads into;

LOUNGE

13'8" x 11'8" (4.19 x 3.57)



Double glazed window to the front elevation, central heating radiator and LED spotlights to the ceiling.



BEDROOM TWO

10'8" x 8'11" (3.26 x 2.74)



Double glazed window to the front elevation and a central heating radiator.

BEDROOM FOUR

8'7" x 6'11" (2.62 x 2.12)



Double glazed window to the front elevation and a central heating radiator.

FIRST FLOOR BATHROOM

6'10" x 5'6" (2.09 x 1.70)



Includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with mains taps and shower above plus a shower rail, central heating radiator and half-tiled walls.

SECOND FLOOR ACCOMMODATION

LANDING

Double glazed window to the side elevation, internal door leading into a cupboard and further internal doors which lead into;

BEDROOM ONE

12'8" x 10'5" (3.88 x 3.19)



Double glazed window to the front elevation, built in grey wardrobes and a central heating radiator.

BEDROOM THREE

9'7" x 8'8" (2.93 x 2.66)



Double glazed window to the rear elevation and a central heating radiator.



SECOND FLOOR BATHROOM

8'11" x 5'9" (2.72 x 1.76)



Velux-style double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, curved panel bath with mains shower and taps above plus a glass shower screen, hand basin with chrome taps over and a built in white gloss unit for storage below, fully tiled around the bath and the rest is half-tiled plus a chrome towel radiator.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway, access into the garage externally and a paved pathway which leads to the side of the property.

SIDE

To the side of the property there is a paved pathway which leads to a gate which gives access to the rear garden and the rest is mainly lawn.

GARAGE

Accessed via a white up and over door from the driveway or through an internal door in the entrance hallway and it includes; power, lighting, drainer hand basin with chrome taps over, worktop, space and plumbing for a washing machine and a dryer plus it is a good space for storage.

REAR



Accessed via the gate at the side of the property or through the double doors in the kitchen/dining room where you will step out onto; Grey decking area with space for seating, space for an outdoor shed to the bottom, wooden raised planters surrounding creating borders filled with gorgeous bushes

and shrubs, perimeter fencing to all three sides and the rest is mainly lawn.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 4/5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

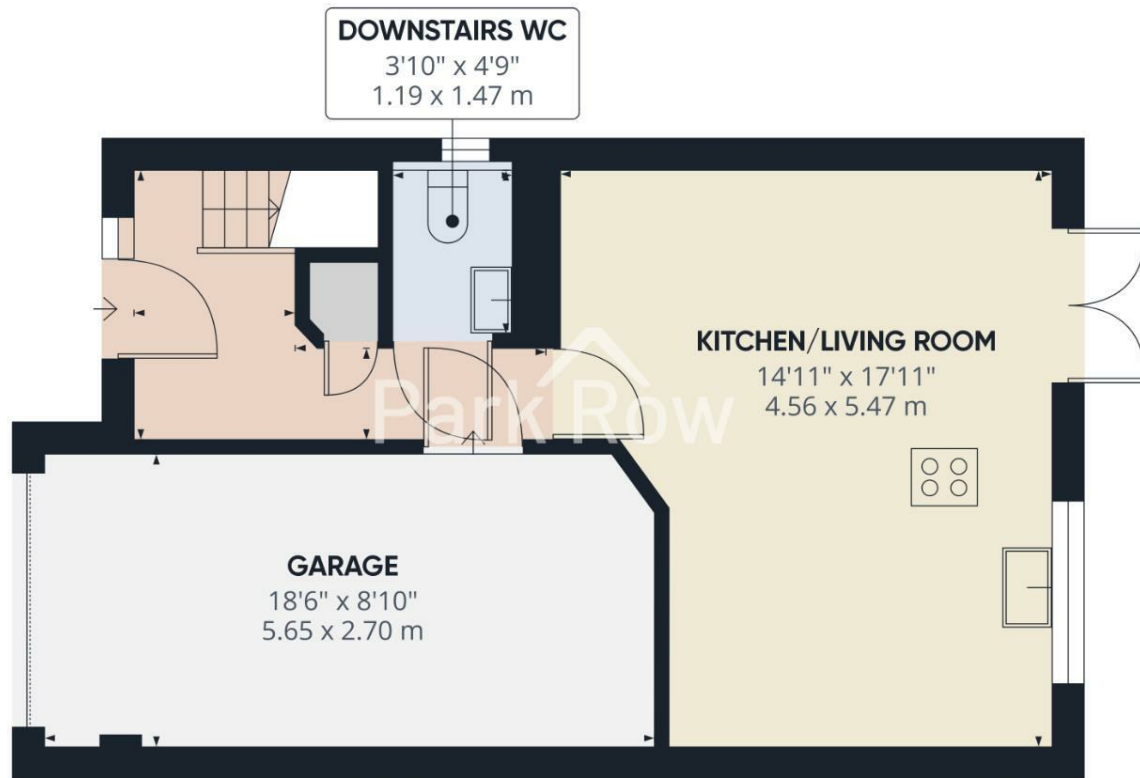
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Approximate total area⁽¹⁾
509.43 ft²
47.33 m²

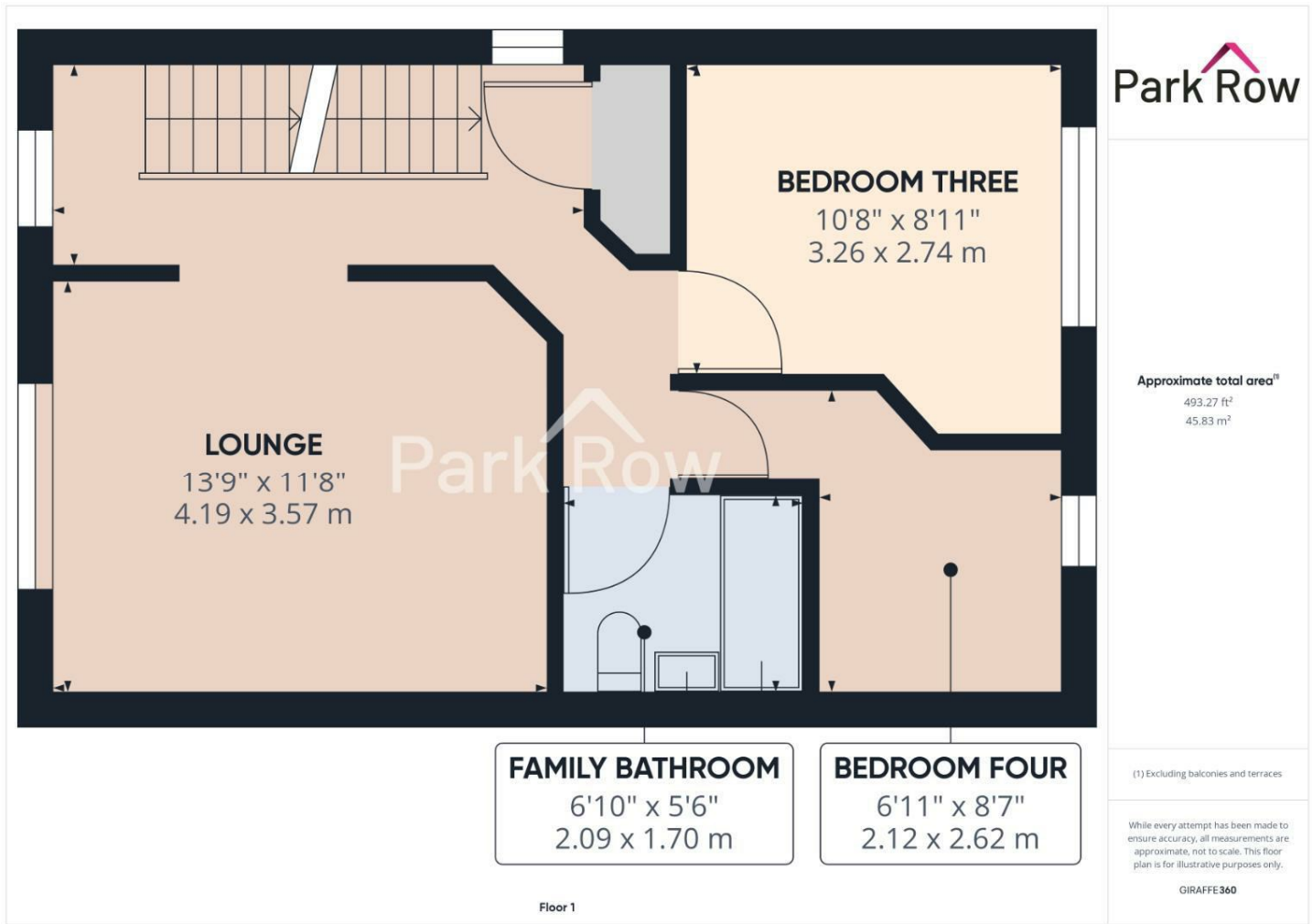
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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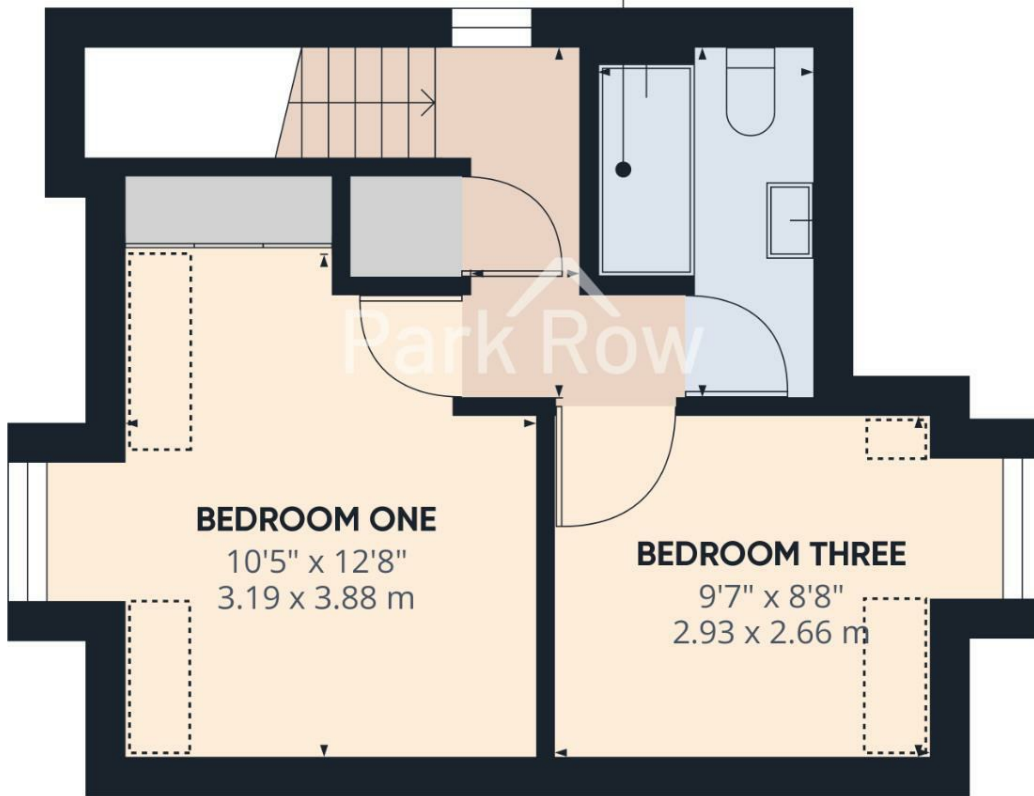
Floor 0





SECOND FLOOR BATHROOM

5'9" x 8'11"
1.76 x 2.72 m



Floor 2



Approximate total area⁽¹⁾

317.07 ft²
29.46 m²

Reduced headroom

20.99 ft²
1.95 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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