

Park Row



Nanny Lane, Church Fenton, Tadcaster, LS24 9RL

Offers In Excess Of £550,000



****SHOW-STOPPING HIGH-SPECIFICATION DETACHED BUNGALOW**FOUR DOUBLE BEDROOMS**DETACHED GARAGE**PARKING FOR MULTIPLE VEHICLES**SPACIOUS GARDENS WHICH WRAP AROUND THE FULL PROPERTY**OURDOOR OFFICE/GARDEN ROOM WITH POWER AND LIGHTING**RECENTLY FULLY RENNOVATED TO A HIGH SPECIFICATION**BEAUTIFUL KITCHEN AND BATHROOMS**EN-SUITE TO BEDROOM ONE**UTILITY ROOM**HIGHLY SOUGHT AFTER VILLAGE LOCATION****

Nestled in the charming village of Church Fenton, this exquisite four-bedroom detached bungalow on Nanny Lane offers a perfect blend of modern living and serene countryside charm. Recently renovated to an exceptional standard, this property boasts a spacious and inviting layout, ideal for families or those seeking a peaceful retreat.

Upon entering, you will be greeted by a generous entrance hallway that flows seamlessly into a beautifully designed lounge. Followed by the kitchen complete with high-specification fixtures and fittings. The bungalow features four well-proportioned double bedrooms, ensuring ample space for relaxation and comfort. The two stylish bathrooms are equally impressive, showcasing contemporary design and quality finishes. The exterior of the property is equally captivating, with stunning gardens that wrap around the bungalow, providing a private oasis adorned with mature trees and lush bushes. This outdoor space is perfect for entertaining or simply enjoying the tranquility of your surroundings.

A spacious driveway offers multiple parking options, complemented by a detached garage that provides additional storage solutions. Furthermore, a separate building equipped with power and lighting presents an excellent opportunity for a home office or a delightful garden room, catering to your personal or professional needs.

This highly sought-after village location combines the best of rural living with convenient access to local amenities. This bungalow is a rare find, offering both comfort and style in a picturesque setting. Do not miss the chance to make this stunning property your new home.

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 FRIDAYS and until 1PM SATURDAYS!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a uPVC door with two double glazed glass panels within and a double glazed full length window to the right hand side which leads into;

ENTRANCE HALLWAY

18'8" x 4'11" (5.70 x 1.51)



Two oak doors which lead into storage cupboards, two central heating radiators and further oak internal doors which lead into;



LOUNGE

16'5" x 12'8" (5.01 x 3.88)



A double glazed bay-window to the front elevation, two double glazed windows to the left hand side elevation, a built-in log-effect electric fire, electric point for a wall mounted television, two central heating radiators and LED spotlights to the ceiling.

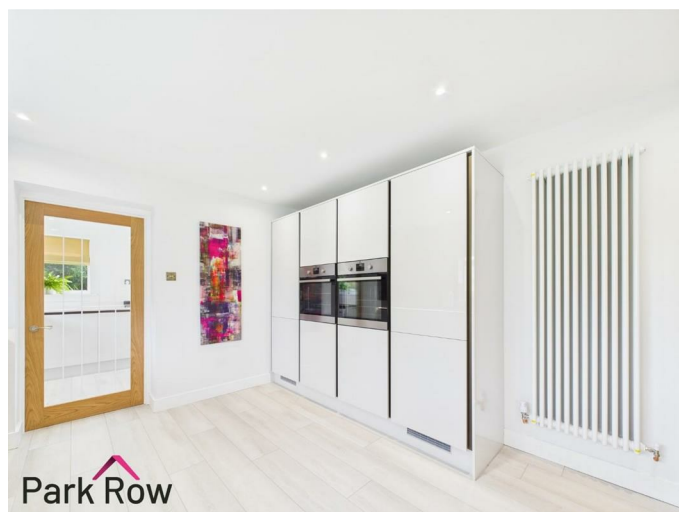


KITCHEN/DINER

14'2" x 11'1" (4.32 x 3.38)



A double glazed window to the rear side elevation, white handle-less gloss wall and base units with rose-gold accents surrounding, a five ring induction hob with a built in Neff extractor fan over and decorative glass splashback behind, square-edge quartz worktops, decorative glass splashback surrounding the rest of the kitchen, integral dishwasher, two built-in ovens, integral fridge-freezer, white vertical radiator, LED spotlights to the ceiling and an oak internal door with a glass panel within which leads into;





Park Row

UTILITY

10'9" x 7'10" (3.29 x 2.39)



Park Row

A double glazed window to the rear elevation, two double glazed windows to the right hand side elevation, white handle-less gloss wall and base units with rose-gold accents surrounding to match the kitchen, square-edge quartz worktops, space and plumbing for a washing machine and a dryer, a white vertical radiator and a uPVC door with a double glazed glass panel within and a double glazed full length window to the side which leads out to the right hand side of the property.

BEDROOM ONE

11'9" x 9'10" (3.59 x 3.00)

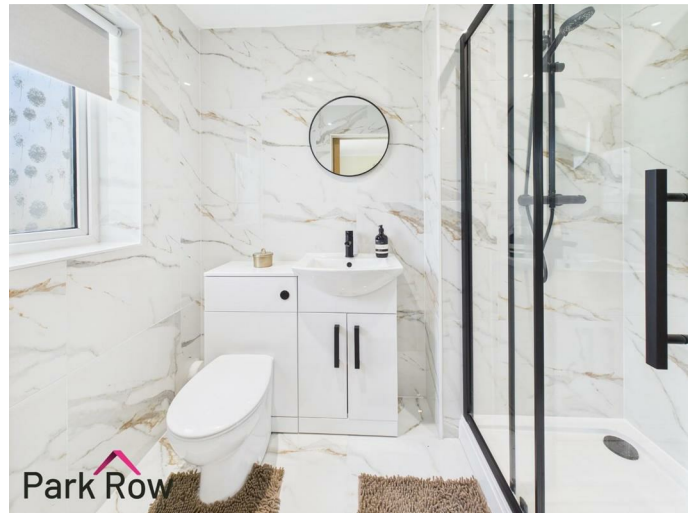


Park Row

A double glazed window to the rear elevation, a central heating radiator and an oak sliding door which leads into;

ENSUITE

7'8" x 4'11" (2.36 x 1.51)



Park Row

An obscure window to the rear elevation and includes a white suite comprising; a close coupled w/c with a concealed cistern plus a hand basin with black taps over set within the same white gloss unit with storage, a walk in mains shower with a black waterfall head above and a sliding glass shower screen with black accents, chrome towel radiator, LED spotlights to the ceiling and marble-effect tiling from floor to ceiling.

BEDROOM TWO

11'1" x 9'10" (3.40 x 3.02)



A double glazed bay-window to the front elevation, a central heating radiator, LED spotlights to the ceiling and built in grey shaker-style wardrobes with space for storage.

BEDROOM THREE

9'11" x 8'1" (3.04 x 2.47)



A double glazed window to the left hand side elevation, a central heating radiator, LED spotlights to the ceiling and a built-in white shaker-style wardrobes with space for storage.



BEDROOM FOUR/SNUG

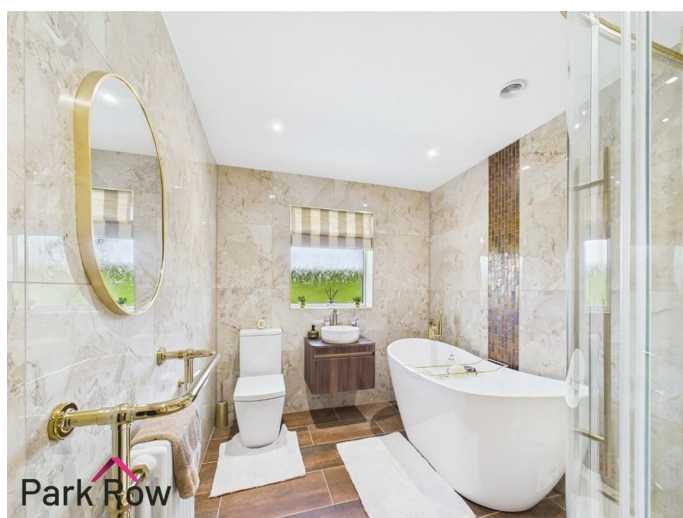
14'2" x 9'0" (4.32 x 2.76)



A double glazed window to the right hand side elevation, a central heating radiator and LED spotlights to the ceiling.

FAMILY BATHROOM

9'7" x 7'3" (2.94 x 2.23)



An obscure double glazed window to the left hand side elevation and includes a white suite comprising; a close coupled w/c, bowl hand basin with gold-effect taps over set within a handle-less wooden units with storage, a freestanding bath with freestanding gold-effect taps over, a corner shower with a tiled alcove within for storage and gold-effect showerhead above plus a glass sliding door with gold-effect accents, LED spotlights to the ceiling, a central heating radiator with a gold-effect towel bar and is fully tiled floor to ceiling with marble-effect tiles.

EXTERIOR

FRONT



To the front of the property there is a horse-shoe shaped concrete driveway with two entrances and multiple spaces for parking, access to the garage from the driveway, newly fitted grey composite fencing and a grey composite pedestrian gate which leads into the rear garden, perimeter hedging to both sides, various areas filled with beautiful mature trees and bushes and the rest is mainly lawn.



RIGHT SIDE



A paved pathway which leads to the entrance and to a paved area with space for seating, access into the utility room, the paved pathway continues round to the rear garden, a paving stone pathway leading to the back door of the garage, borders filled with decorative stones, further borders filled with mature trees and bushes creating a feeling of privacy, a perimeter brick built wall to the right hand side and leads through to the rear garden.



REAR



Accessed via the side of the property via the paved pathway which leads round to the left hand side of the property, a paving stone pathway which leads to the outdoor office/garden room, borders filled with mature shrubs, perimeter hedging to the left hand side, views over the greenspace to the rear, perimeter bushes to the rear and the rest is mainly lawn.

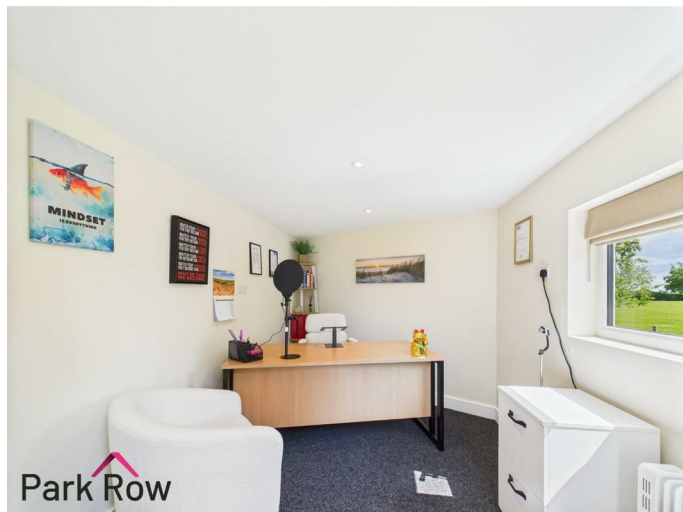


OUTDOOR OFFICE/GARDEN ROOM



Enter through a uPVC door with a double glazed glass panel within and includes; a double glazed window to the front

elevation and a double glazed window to the right hand side elevation, power, lighting and is a fantastic space if you work from home or like a place to relax in the summer.



LEFT SIDE

Accessed via the rear garden from the pathway, a spacious paved area with space for seating, borders filled with mature shrubs, perimeter hedging to the left hand side and the rest is mainly law.

GARAGE

Accessed via a black electric roller-shutter door and includes; a double glazed window to the side elevation and a double glazed window to the rear elevation, a door which leads into the right hand side garden, power, lighting and good space for storage.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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: 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.



Floor Plan Details:

- OUTDOOR OFFICE / GARDEN ROOM: 12'8" x 8'3" (3.88 x 2.53 m)
- BEDROOM ONE: 11'9" x 9'10" (3.59 x 3.00 m)
- BEDROOM TWO: 9'10" x 11'1" (3.02 x 3.40 m)
- BEDROOM THREE: 8'1" x 9'11" (2.47 x 3.04 m)
- BEDROOM FOUR / SNUG: 9'0" x 14'2" (2.76 x 4.32 m)
- LOUNGE: 12'8" x 16'5" (3.88 x 5.01 m)
- KITCHEN: 11'0" x 14'2" (3.38 x 4.32 m)
- UTILITY ROOM: 10'9" x 7'10" (3.29 x 2.39 m)
- EN-SUITE: 7'8" x 4'11" (2.36 x 1.51 m)
- FAMILY BATHROOM: 7'3" x 9'7" (2.23 x 2.94 m)
- ENTRANCE HALLWAY: 18'8" x 4'11" (5.70 x 1.51 m)

Approximate total area[®]

1330 ft²
123.5 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

