

Park Row



Hall Lane, Church Fenton, Tadcaster, LS24 9RN

Offers In Excess Of £550,000



****IMPRESSIVE DETACHED BUNGALOW**FOUR BEDROOMS**GARAGE**PARKING FOR MULTIPLE VEHICLES**GARDEN SPANNING ACROSS NEARLY HALF AN ACRE**SOUGHT AFTER LOCATION**POTENTIAL TO EXTEND/DEVELOP SUBJECT TO PLANNING**TWO RECEPTION ROOMS**EN-SUITE**DOWNSTAIRS W/C**NO UPWARD CHAIN**

Nestled in the charming village of Church Fenton, Tadcaster, this impressive detached bungalow offers a wonderful opportunity for comfortable living. Set within a generous plot of nearly half an acre, the property boasts a delightful blend of space and potential, making it an ideal choice for families or those seeking a peaceful retreat.

The bungalow features four well-proportioned bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and convenience. A family bathroom and a separate w/c provide ample facilities for residents and guests alike. The layout is thoughtfully designed, with two inviting reception rooms that offer versatility for both relaxation and entertaining. The lounge is perfect for unwinding, while the separate dining room provides an elegant space for family meals and gatherings.

The kitchen is functional and well-equipped, catering to all your culinary needs. Outside, the spacious front and rear gardens present a blank canvas, offering plenty of potential for extension or development, subject to planning permissions. The expansive grounds are perfect for outdoor activities, gardening, or simply enjoying the tranquillity of the surroundings.

Parking is a significant advantage, with space for multiple vehicles, complemented by a good-sized garage. This property not only provides a comfortable home but also the opportunity to create your dream living space in a highly sought-after location. With its blend of space, potential, and a peaceful village atmosphere, this bungalow is a rare find and not to be missed.

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!



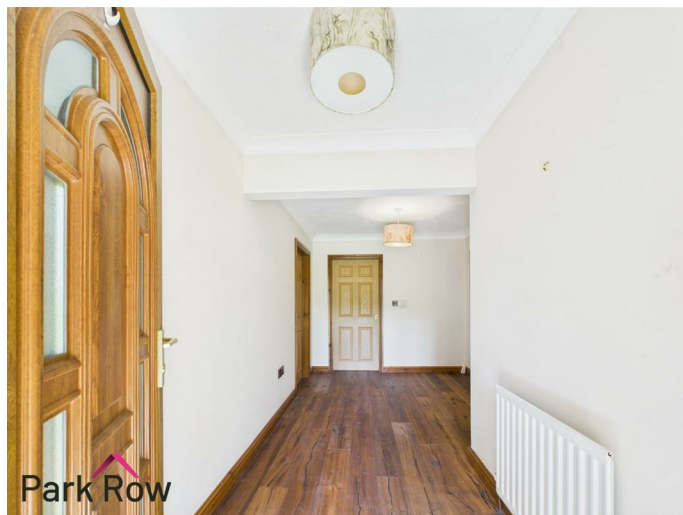
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a wood-effect uPVC door with double glazed glass panels within which leads into;

ENTRANCE HALLWAY

14'3" x 8'7" (4.35 x 2.63)



Wood flooring, central heating radiator and internal wooden doors which lead into;



LOUNGE

21'0" x 13'8" (6.42 x 4.18)



A double glazed bay-window to the front elevation, a double glazed window to the side elevation, gas fire set within a marble hearth and surround, wall mounted lighting pendants, central heating radiator and wooden internal double doors which lead into;





DINING ROOM

14'6" x 9'11" (4.42 x 3.03)



Double glazed double doors which lead out to the rear garden, central heating radiator and wooden internal double doors which lead into;

KITCHEN

14'5" x 12'4" (4.40 x 3.78)



A double glazed window to the rear elevation, wooden shaker-style wall/base and tall units surrounding, built in oven, four ring gas hob with a built in extractor fan over, tiled splashback surrounding, roll-edge worktops, one and a half stainless steel drainer sink with chrome taps over, a built in breakfast bar with space for seating which matches the kitchen units, tiled flooring, central heating radiator, LED spotlights to the ceiling and a wooden internal door which leads into;

UTILITY ROOM

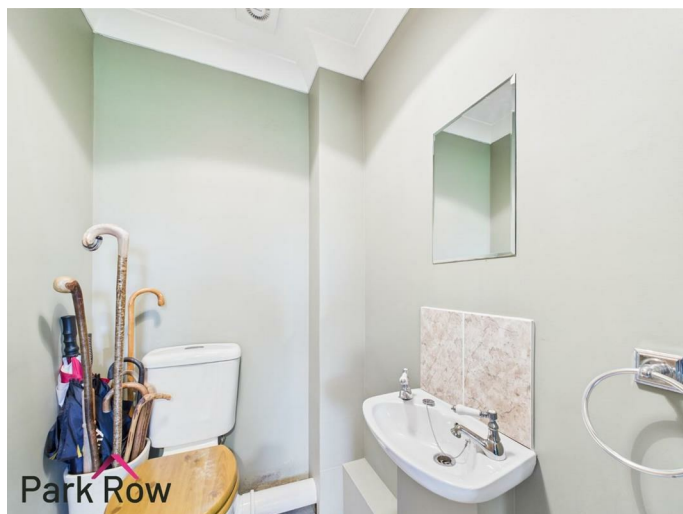
8'5" x 5'10" (2.59 x 1.79)



Cream wooden wall and base units, roll-edge laminate worktop, stainless steel drainer sink with chrome taps over, tiled splashback, central heating radiator, tiled flooring and an external stable door with a double glazed glass panel within which leads out to the rear garden.

DOWNSTAIRS W/C

5'6" x 4'0" (1.69 x 1.22)



Includes a white suite comprising: close coupled w/c, pedestal hand basin with chrome taps over and tiled splashback plus a central heating radiator.

BEDROOM ONE

15'9" x 14'5" (4.81 x 4.40)



A double glazed window to the rear elevation, central heating radiator and an internal wooden door which leads into;

EN-SUITE

8'8" x 8'5" (2.66 x 2.57)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, pedestal hand basin with chrome taps over, corner panel bath with chrome taps over, a fully tiled walk in rectangular shower with a main shower and a glass shower screen, half tiled to the remaining walls, central heating radiator and LED spotlights to the ceiling.

BEDROOM TWO

12'0" x 11'6" (3.67 x 3.52)



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

BEDROOM THREE

12'0" x 11'6" (3.68 x 3.51)



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

BEDROOM FOUR

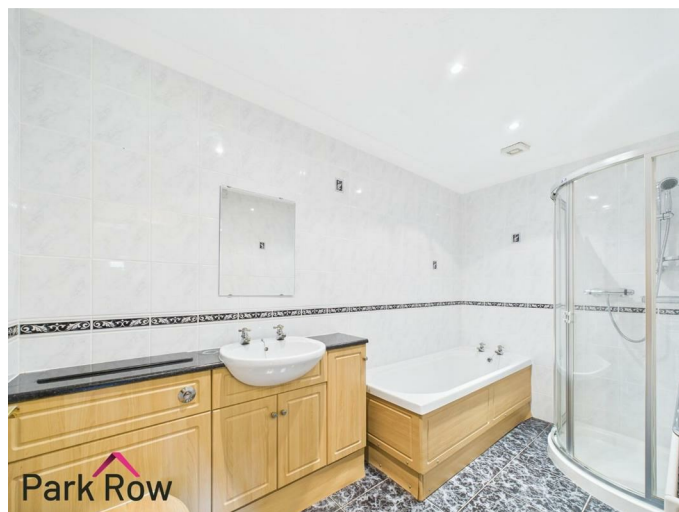
11'6" x 7'10" (3.53 x 2.39)



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

FAMILY BATHROOM

10'8" x 5'5" (3.26 x 1.66)



Includes a white suite comprising; a close couple w/c with a concealed cistern plus a hand basin with chrome taps over set within a wooden shaker-style units with storage, panel bath with chrome taps over, corner shower with a amins shower and a glass shower screen, fully tiled walls, central heating radiator and LED spotlights to the ceiling.

EXTERIOR

FRONT



To the front of the property there is a spacious curved block paved driveway with space for multiple vehicles and gives access to the garage and entrance to the property, a brick built porch over the entrance door, two wooden pedestrian gates which lead to the rear garden, an area filled with decorative stones with more space for parking and the rest is mainly lawn with various mature trees and bushes surrounding.



REAR



Accessed via the gates at the front of the property, the double doors in the dining room or through the door in the utility room where you will step out onto; a paved area with space for seating, a paved area with space for a greenhouse and outdoor storage, space for chicken coops which leads down to a beck, various mature trees and bushes surrounding creating a feel of privacy, the rest is mainly lawn but spans across nearly half an acre of land meaning it has lots of potential to extend/develop subject to planning.





TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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.

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.

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



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