

Park Row

The proactive estate agent



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 tranquility 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!



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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"



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



LOUNGE

21'0" x 13'8"



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"



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"



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"



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"



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"



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"



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"



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



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BEDROOM THREE
12'0" x 11'6"



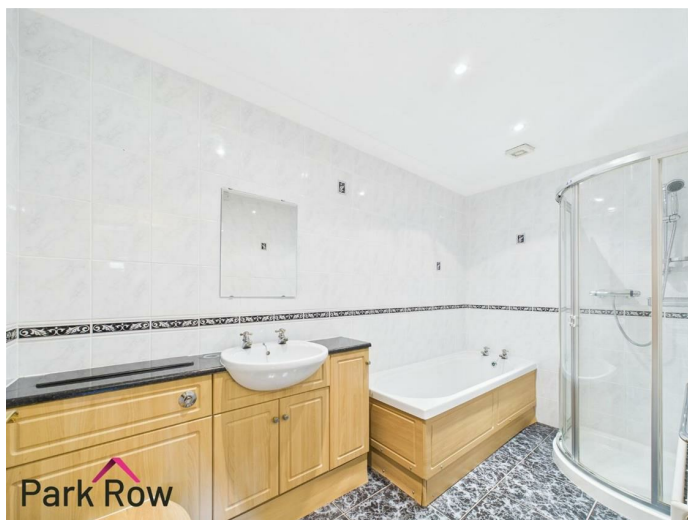
A double glazed window to the front elevation and a central heating radiator.

BEDROOM FOUR
11'6" x 7'10"



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

FAMILY BATHROOM
10'8" x 5'5"



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.



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REAR



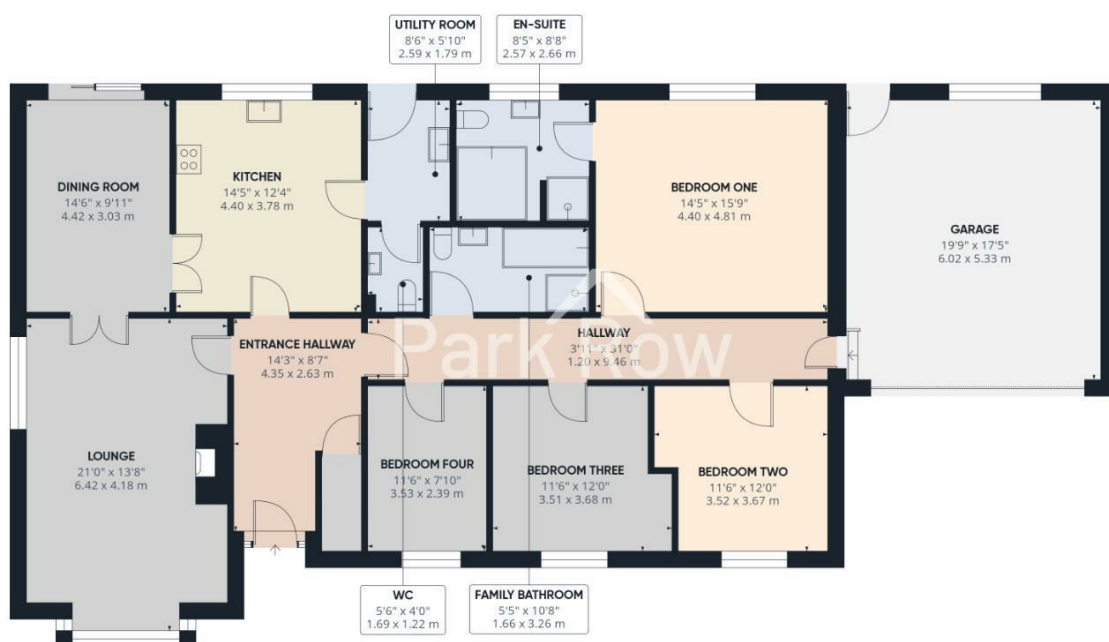
Accessed via the gates at the front of the property, the double doors in the dining room or through the door in the utility room where you will step out onto; a paved area with space for seating, a paved area with space for a greenhouse and outdoor storage, space for chicken coops which leads down to 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.



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Approximate total area⁽¹⁾
1986 ft²
184.4 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.

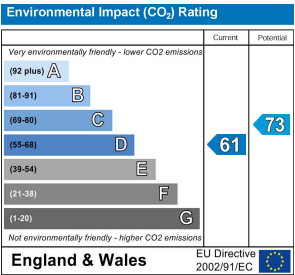
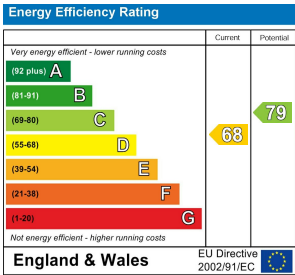
GIRAFFE 360



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