

Park Row



Hawker Grange, Church Fenton, Tadcaster, LS24 9GE

Offers In Excess Of £325,000



STUNNING THROUGHOUT AND READY TO MOVE INTO**DETACHED HOUSE**THREE BEDROOMS**ENSUITE TO BEDROOM ONE**DOWNSTAIRS W/C**GARAGE & PARKING**ENCLOSED REAR GARDEN**

Nestled in the charming village of Church Fenton, Tadcaster, this stunning detached house in Hawker Grange is a true gem waiting to be discovered. Boasting a spacious 1,019 sq ft, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a warm and inviting atmosphere, with a well-appointed reception room that is perfect for entertaining guests or simply relaxing with your loved ones. The property features three generously sized bedrooms, providing ample space for a growing family or for those who enjoy having a home office or guest room.

One of the highlights of this beautiful home is the ensuite bathroom attached to the master bedroom, offering a touch of luxury and convenience. Additionally, the property includes another well-equipped bathroom, ensuring that there is never a queue during the morning rush.

For those who love to cook and entertain, the modern kitchen is a true delight, with plenty of space to unleash your culinary skills. The downstairs W/C adds a practical touch to this already impressive property, making it ideal for modern living.

Completing this wonderful package is the garage, providing secure parking or additional storage space for your convenience. Whether you are looking for a family home or a peaceful retreat in the countryside, this detached house in Hawker Grange is ready to welcome you with open arms. Don't miss out on the opportunity to make this house your home sweet 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 grey composite door with diamond glass panel insert which leads into:

ENTRANCE HALLWAY

2'7" x 3'7" (0.79 x 1.11)

Central heating radiator and an internal door which leads into:

LOUNGE

12'10" x 11'10" (3.93 x 3.62)



Double glazed window to the front elevation, central heating radiator, television points, feature panelled wall and a door which leads into:



INNER HALLWAY

3'6" x 6'5" (1.09 x 1.98)

Stairs with wooden balustrade and spindles leading to the first floor accommodation, an internal door leads into the kitchen and further door leads into:

DOWNSTAIRS W/C



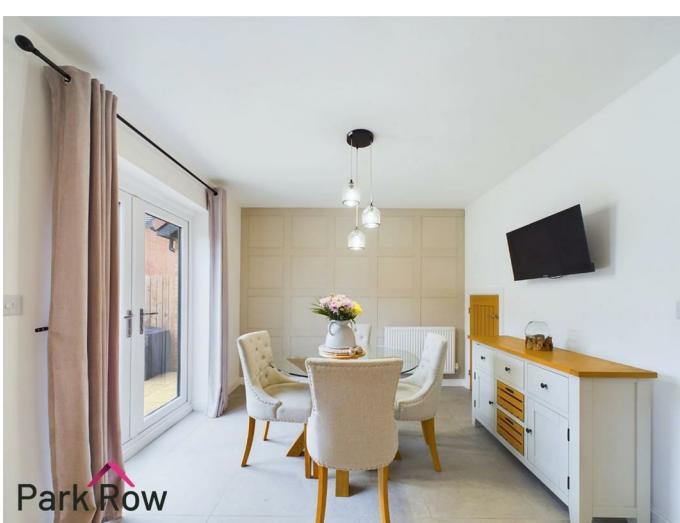
Obscure glass double glazed window to the side elevation and has a white suite comprising: concealed cistern low level w/c, handbasin with chrome tap over, central heating radiator and is half tiled to all walls.

KITCHEN/DINER

9'10" x 20'2" (3.00 x 6.16)



Double glazed window to the rear elevation, wall and base units in a white shaker style finish with wooden worktops. one and a half white drainer sink with black mixer tap over, four ring gas hob with extractor fan over and stainless steel splashback, built in double oven, integral fridge/freezer, integral dishwasher, spotlights to the ceiling. to the dining area a feature panelled wall, television point, space for table and chairs, door leads into a storage cupboard, full tiled flooring and double glazed double doors which lead out into the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

6'7" x 10'6" (2.01 x 3.21)

Loft access, central heating radiator, door leads into storage cupboard and has further doors leading off:

BEDROOM ONE

9'10" x 14'7" (3.02 x 4.46)



Double glazed window to the rear elevation, central heating radiator, television points and a door which leads into:



BEDROOM TWO

10'2" x 9'6" (3.10 x 2.92)



ENSUITE

9'10" x 4'3" (3.01 x 1.31)



Obscure glass double glazed window to the rear elevation and has a white suite comprising: walk in shower with mains shower and glass shower screen, concealed cistern low level w/c, handbasin with chrome tap over and vanity unit below with storage space, spotlights to the ceiling, chrome heated towel rail and is fully tiled in the shower cubicle and half tiled to remaining walls.

Double glazed window to the front elevation, central heating radiator.

BEDROOM THREE

6'5" x 7'1" (1.97 x 2.18)



Currently being used a dressing room and has a double glazed window to the rear elevation, central heating radiator and has built in wardrobes to two walls.

FAMILY BATHROOM 6'7" x 5'6" (2.01 x 1.70)



Obscure glass double glazed window to the side elevation and has a white suite comprising: panel bath with chrome taps over, concealed cistern low level w/c, pedestal handbasin with chrome tap over, shaver point, spotlights to the ceiling and is fully tiled around the bath are and half tiled to remaining walls.

EXTERIOR

FRONT



To the front of the property is a blocked paved driveway with parking for two cars and leads to the garage and to the front entrance door, flagged pathways lead down to either side of the property giving access to the rear garden.

REAR



Can be accessed down either side of the property or the double doors in the kitchen/diner where you will step out onto: a paved area with space for seating, the rest is laid to lawn with wooden perimeter fencing to all sides.





GARAGE

Accessed via the up and over door and has power and lighting.

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

Practices) 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

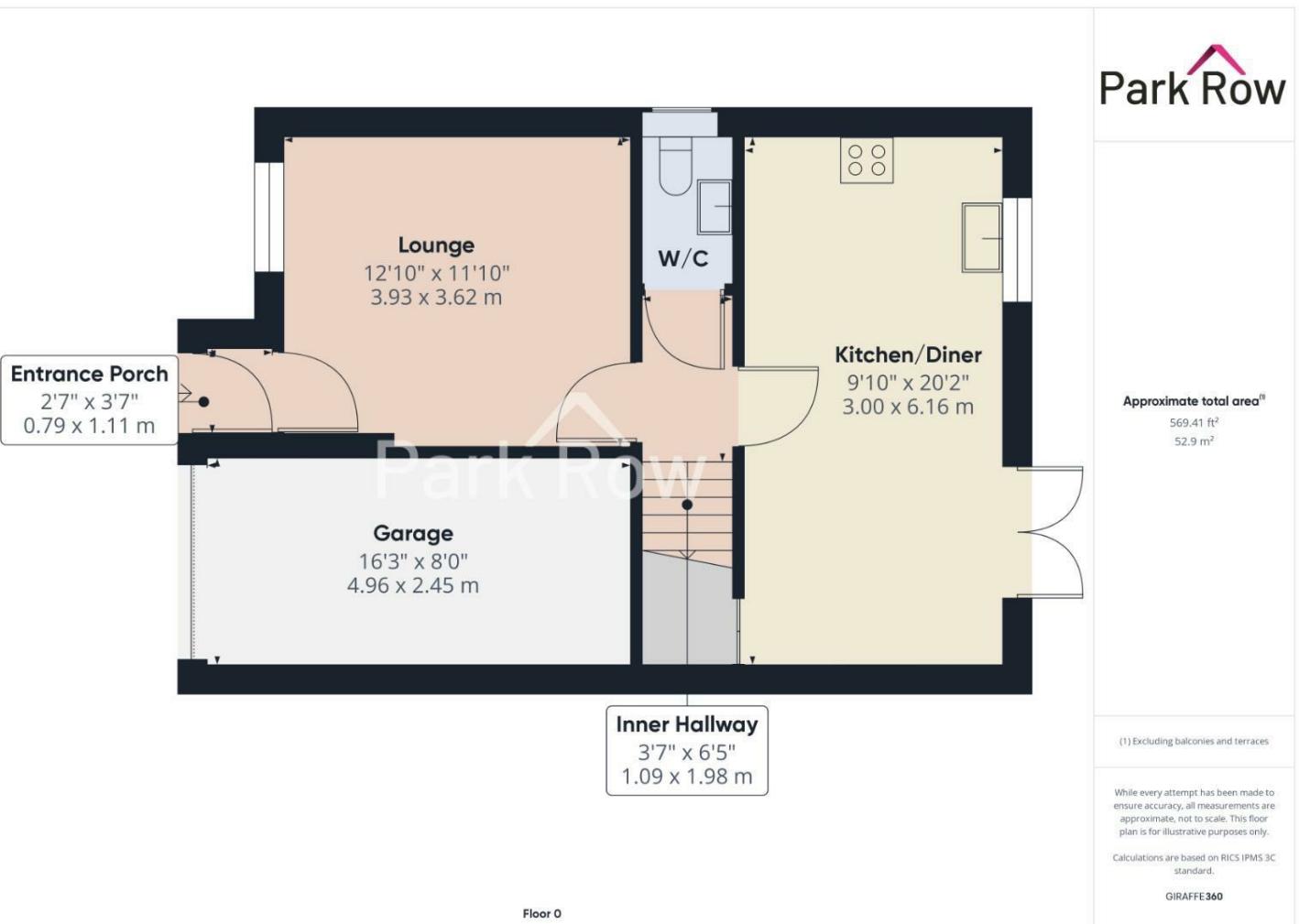
PONTEFRACT - 01977 791133

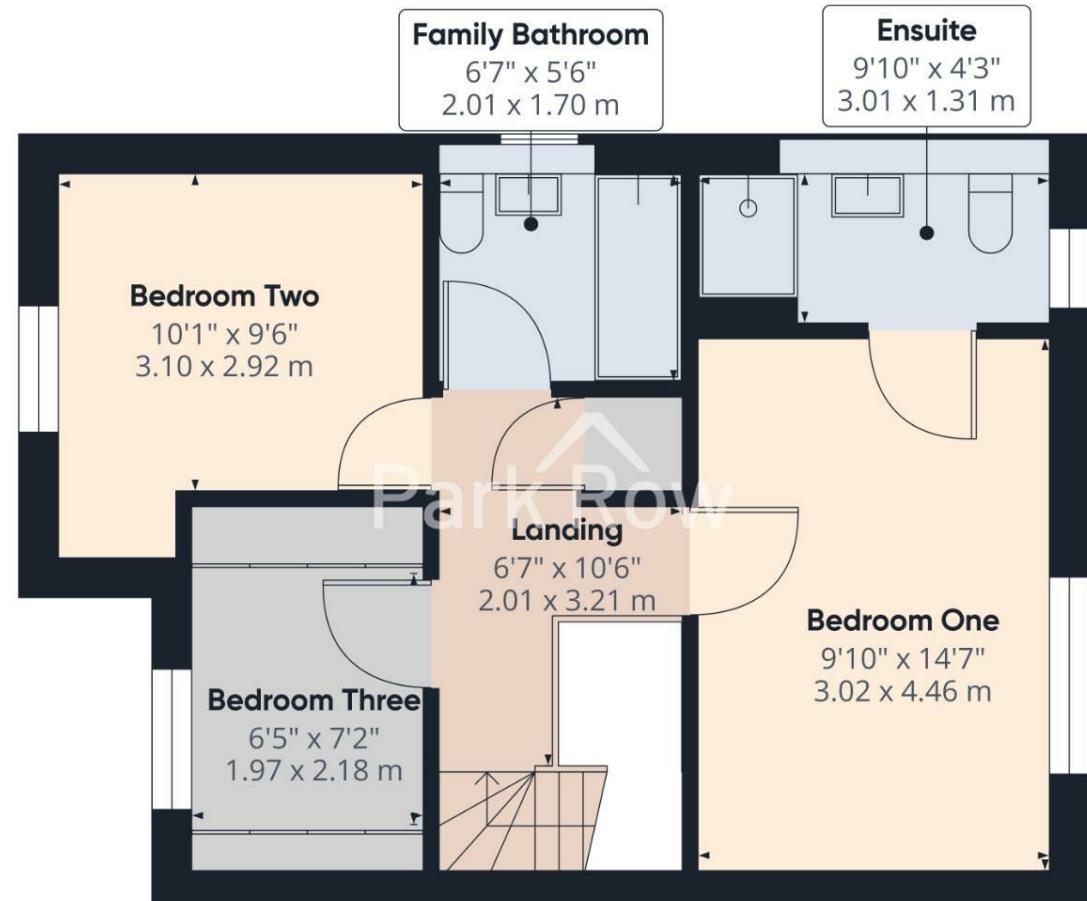
CASTLEFORD - 01977 558480

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.

Park Row

Park Row

Approximate total area⁽¹⁾
449.94 ft²
41.8 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.

GIRAFFE360



T 01977 681122
W www.parkrow.co.uk

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-89) C			
(87-86) D			
(85-84) E			
(83-82) F			
(81-80) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(91-91) B			
(89-89) C			
(87-86) D			
(85-84) E			
(83-82) F			
(81-80) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			