







# Dorts Crescent, Church Fenton, LS24 9RU

- END OF TERRACE HOUSE
- ALLOCATED PARKING SPACE
- COUNCIL TAX B
- PART FURNISHED
- ENCLOSED REAR GARDEN
- EPC RATING C

**£1,100 Per Month**

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# Dorts Crescent, Church Fenton, LS24 9RU

## DESCRIPTION

Nestled in the charming village of Church Fenton, Tadcaster, this delightful end of terrace house on Dorts Crescent offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for spacious living.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

Through the lounge is the modern kitchen and dining area, which features a range of fitted wall and base units as well as white goods, including washing machine and fridge freezer. A utility room is also an added bonus of the ground floor.

The property features both a bathroom and separate toilet, with the bathroom comprising of a bath with shower over, hand wash basin and heated towel rail.

Externally, the rear garden is partially laid to lawn and features a patio area. A path leads to a gate where the communal car park can be accessed.

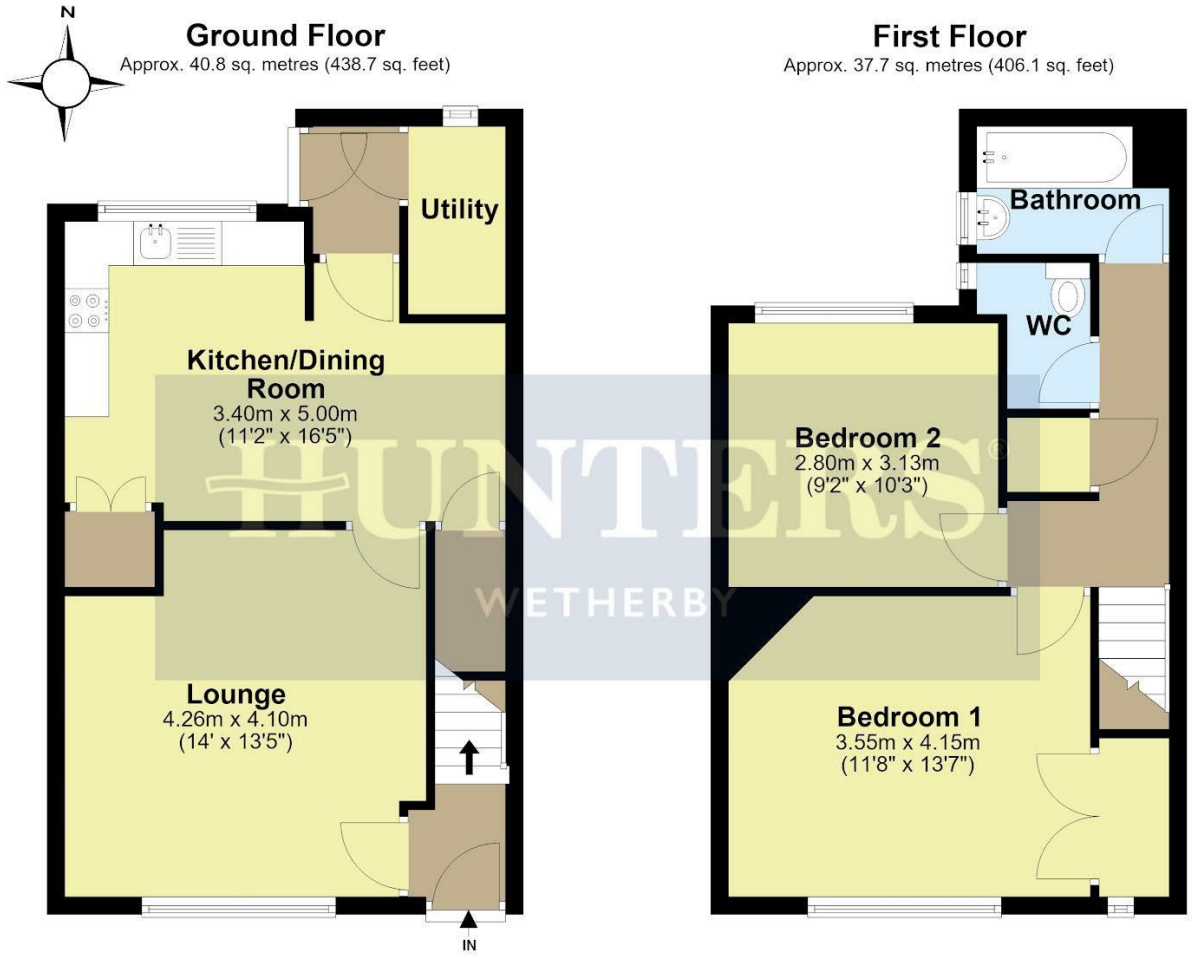
Church Fenton is a thriving village with a strong sense of community and excellent transport links, including its own railway station within walking distance with direct routes to Leeds and York. The property falls within catchment for highly regarded schools such as Tadcaster Grammar & Sherburn High. The property benefits from several community run amenities including a village pub, shop, and café & restaurant.












Total area: approx. 78.5 sq. metres (844.9 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

## Viewing

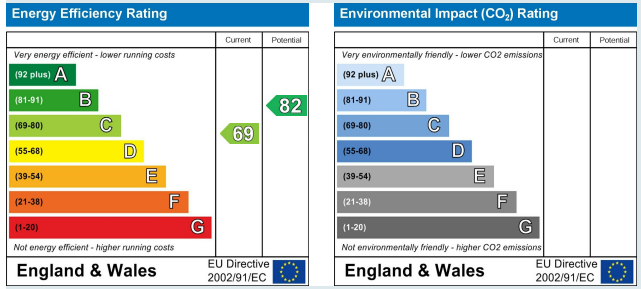
Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby,
Tel: 01937 588228 Email:
wetherby@hunters.com https://www.hunters.com

Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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