

## 3 Church Street, Church Fenton, Tadcaster, LS24 9RD

One Double Bedroom Mid Terrace in Hearty Village Location | Last Remaining Property Left on The Row Out Of 6 | Modern Kitchen & Bathroom | Street Parking To The Front, No Permit Required | Viewing Is A Must

- Last Remaining Mid-Terrace on Row of 6
- One Double Bedroom
- Street Parking to Front
- Gas Central Heating
- Freehold
- EPC - D
- Council Tax Band - A
- Decent Sized & Low Maintenance Rear Yard
- Hearty Village Location with Transport Links
- Characterful Yet Contemporary

## Offers Over £160,000

Jigsaw Move are pleased to welcome to the market situated in the heart of the sought-after village of Church Fenton, this beautifully presented one-bedroom terraced home, offering an appealing combination of period charm, contemporary interiors and easy village living.

Tucked away on Church Street, this delightful property forms the last remaining home for sale within an attractive row of six, creating a particularly rare opportunity for buyers looking for something a little different and more unique.

Step inside and you are welcomed by a warm and inviting reception room with feature fireplace, providing a comfortable space to relax and unwind. The home has been thoughtfully updated, with a stylish modern kitchen, complemented by a contemporary bathroom.

The well-proportioned bedroom provides a peaceful retreat whilst to the rear, the property benefits from a good sized yard, offering a lovely outdoor space for morning coffee, summer dining, container gardening or simply enjoying a quiet moment outside.

With approximately 452 sq ft of well-planned accommodation, the property makes excellent use of its space and would appeal particularly to first-time buyers, professional couples, those looking for a low-maintenance home or buyers seeking an attractive village base.

Church Fenton offers a wonderful balance of village character and accessibility, making this an ideal opportunity for those wanting the charm of village life without compromising on convenience.

## GROUND FLOOR ACCOMMODATION

**Lounge 11'0" x 10'8" (3.36m x 3.26m)**

**Kitchen 8'9" x 10'8" (2.69m x 3.26m)**

## FIRST FLOOR ACCOMMODATION

**Bedroom 11'3" x 10'8" (3.44m x 3.26m)**

**Bathroom 6'0" x 11'0" (1.83m x 3.37m)**

**Landing 2'6" x 7'9" (0.78m x 2.38m)**

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:
01757 241123
info@jigsawmove.co.uk

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES ?

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their 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 stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.







## 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.
All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

## VIEWINGS
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that 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. A full copy of the EPC for the property is available upon request.

## WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



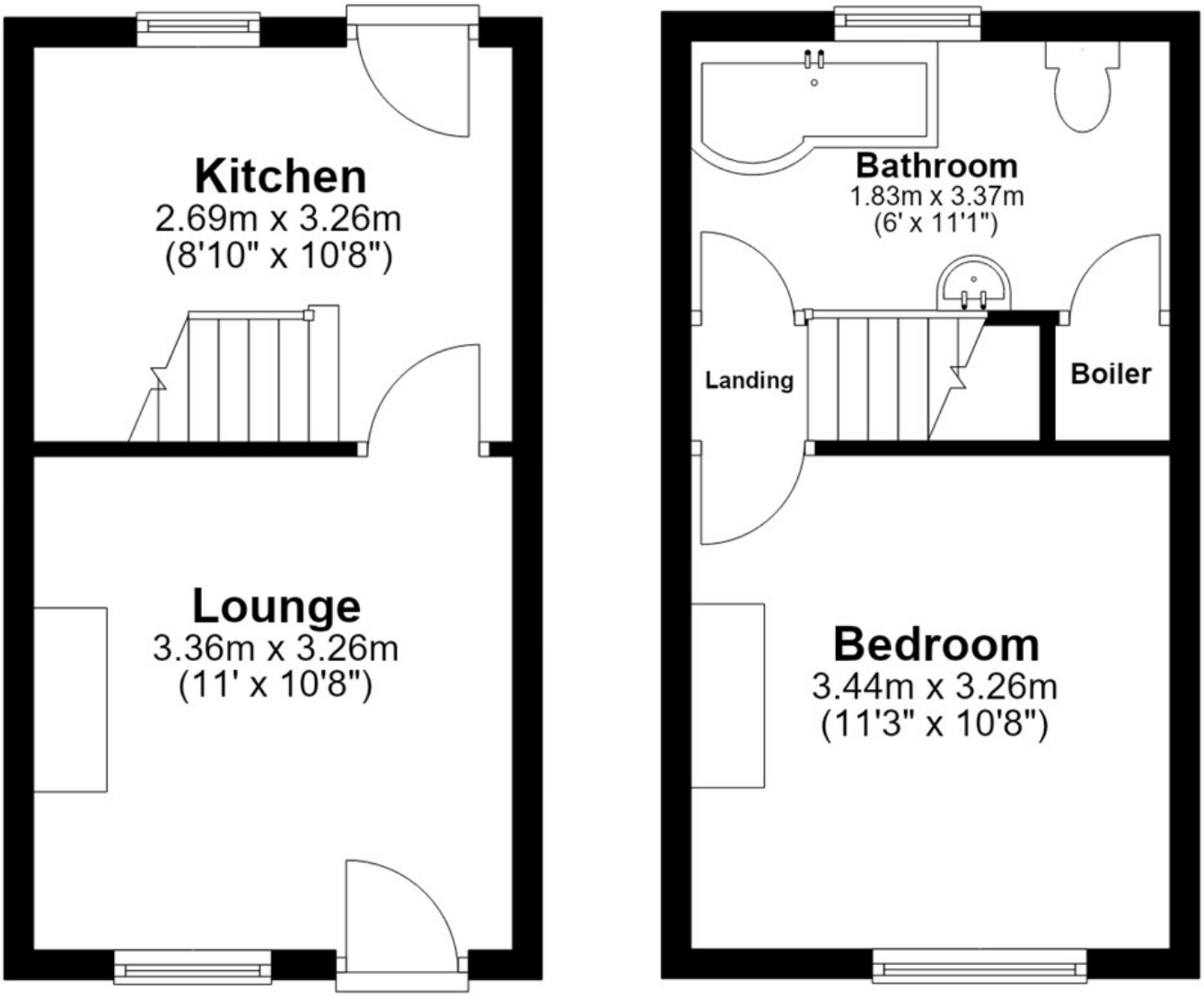


# Ground Floor

Approx. 20.0 sq. metres (215.7 sq. feet)

# First Floor

Approx. 20.6 sq. metres (221.7 sq. feet)




Total area: approx. 40.6 sq. metres (437.4 sq. feet)

