



Oakwood Close, Church Fenton, Tadcaster

£265,000

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Oakwood Close,  
Tadcaster LS24 9SJ

Est. 1871

£265,000

Occupying a quiet cul-de-sac position with an attractive rural backdrop, this three bedroom semi-detached home presents an exciting opportunity for a purchaser to put their own stamp on the property. Benefiting from a conservatory, detached garage, driveway parking and open countryside views to the rear, the property is offered for sale with the added advantage of no onward chain.

A three bedroom semi-detached home occupying an appealing position within Oakwood Close, enjoying open farmland to the rear, a conservatory overlooking the garden and the added benefit of a detached garage and driveway parking.

The property offers well-proportioned accommodation arranged over two floors, with plenty of scope for a purchaser to update and personalise to their own taste. One of its particular attractions is the setting, with the rear garden backing directly onto open fields and providing a pleasant outlook that brings a welcome sense of space to the property.

The sitting room is a comfortable reception space, with ample room for a range of furniture and a feature fireplace providing a natural focal point. An opening leads through to the dining area, creating a practical connection between the two spaces and allowing for a natural flow through the ground floor. The dining area sits alongside the kitchen and benefits from a large window overlooking the rear garden, with the open countryside beyond providing an attractive backdrop.

The kitchen is fitted with a range of cream wall and base units, complemented by work surfaces and space for appliances. While offering scope for modernisation, the layout provides a useful foundation for someone looking to create a more contemporary kitchen to suit their own requirements.



Tenure: Freehold  
 Services/Utilities: All mains services connected  
 Broadband Coverage: up to 76\* Mbps download speed  
 EPC Rating: 69 (C)  
 Council Tax: North Yorkshire Council Band C  
 Current Planning Permission: No current valid planning permissions  
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent –  
 Stephenson's Estate Agents – 01757 706707

\*Download speeds vary by broadband providers  
 so please check with them before purchasing.



Adjoining the main living accommodation, the conservatory is a particularly useful addition, with extensive glazing allowing plenty of natural light and making the most of the outlook across the garden and surrounding farmland. With direct access onto the garden, it offers flexibility as an additional sitting area, a place to relax or somewhere to enjoy the views throughout the seasons.

To the first floor are three bedrooms, comprising two doubles and a further single bedroom, together with a shower room fitted with a shower enclosure, wash basin and WC. The accommodation provides a practical arrangement for families, couples requiring additional space or those looking for a home with room to adapt over time.

Outside, the property occupies a pleasant position within the close, with a lawned front garden and a block-paved driveway providing off-street parking. The driveway extends alongside the house to a detached garage, offering useful storage and further potential for those requiring additional space for hobbies or equipment.

The rear garden is predominantly laid to lawn, with paved seating areas and timber fencing to the boundaries. Its position backing onto open farmland is a real feature, with uninterrupted views across the fields creating a more open feel than might ordinarily be expected from a property of this type. The garden provides a good amount of outdoor space, with plenty of opportunity for a new owner to landscape or improve it to their own requirements.

Offering well-proportioned accommodation, a detached garage, driveway parking and an attractive open aspect to the rear, 47 Oakwood Close presents an opportunity to acquire a three bedroom home with considerable scope to add a personal touch, in a setting where the outlook is undoubtedly one of its strongest assets.

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## Oakwood Close, Church Fenton, LS24 9SJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 924 SQ FT / 85.79 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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