



Main Street, Church Fenton, Tadcaster, LS24 9RF

- FOUR BEDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN DINER
- GARAGE

- SOUGHT AFTER VLLAGE LOCATION
- NO ONWARD CHAIN
- EPC RATING C / COUNCIL TAX D

Asking Price £450,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this beautifully presented four bedroom semi detached family home in the highly sought after, picturesque village location of Church Fenton.

Stepping through the front entrance, the light airy porch allows space to remove outdoor wear away from the internal accommodation - incredibly useful for busy family.

The wood floored functional internal hallway leads you to the spacious lounge lit by natural light from the large window to the front elevation. Plenty of space is on offer for furniture, and the neutral tones create a calm and cosy atmosphere.

To the rear is where you will find the heart of this home. This beautiful open plan kitchen diner is fitted with modern shaker style wall and base units and benefits from integral appliances including five ring gas hob, double oven, dishwasher and fridge freezer. The impressive kitchen island doubles up as a breakfast bar to allow for casual dining as well as a more formal area for entertaining. Granite work surfaces work alongside wooden flooring give this space its sleek finish. Bi-fold door and two sky light windows, allows a flow of natural light that creates the perfect balance of indoor/outdoor living.

Adjacent to the kitchen is the utility room. This room boasts additional storage space and a sink, while also offering space for a washing machine. Access to the garage can be gained through this room.

Tucked away to the rear is a secondary sitting room, a space that offers versatility for all lifestyle types. Currently used as a snug, the room offers potential for a playroom, bar or even games room with double patio doors leading out onto the rear patio. Fitted base units sit to the rear wall of this space with a sink and integral freezer and wine cooler, and a beautiful log burner creates a rustic, charming ambience to the space. A downstairs wc completes this area of the home.

The first floor boasts three double bedrooms, which all provide ample space for bedroom furniture. The fourth bedroom, which is currently being used as an office, would have the potential to be used as a single bedroom.

The house shower room has been thoughtfully designed with luxury in mind, offering a modern finish, featuring a large walk in rainfall shower with wood effect tiles, low level wc and floating hand wash basin on a vanity unit, with underfloor heating really adding to the luxurious feel.

This property also benefits from a house bathroom, comprising of a bath, low level wc and hand wash basin on a vanity unit.

The rear of the property is mainly laid to lawn and has a patio area leading off the sitting room and kitchen. Mature bushes and shrubs populate the borders of the property. Landscape views lay beyond the rear boundary, making this the perfect place to sit in those warmer months and look out over nature. To the front of the property is a gravelled driveway which leads up to the front entrance and garage and allows for off street parking.

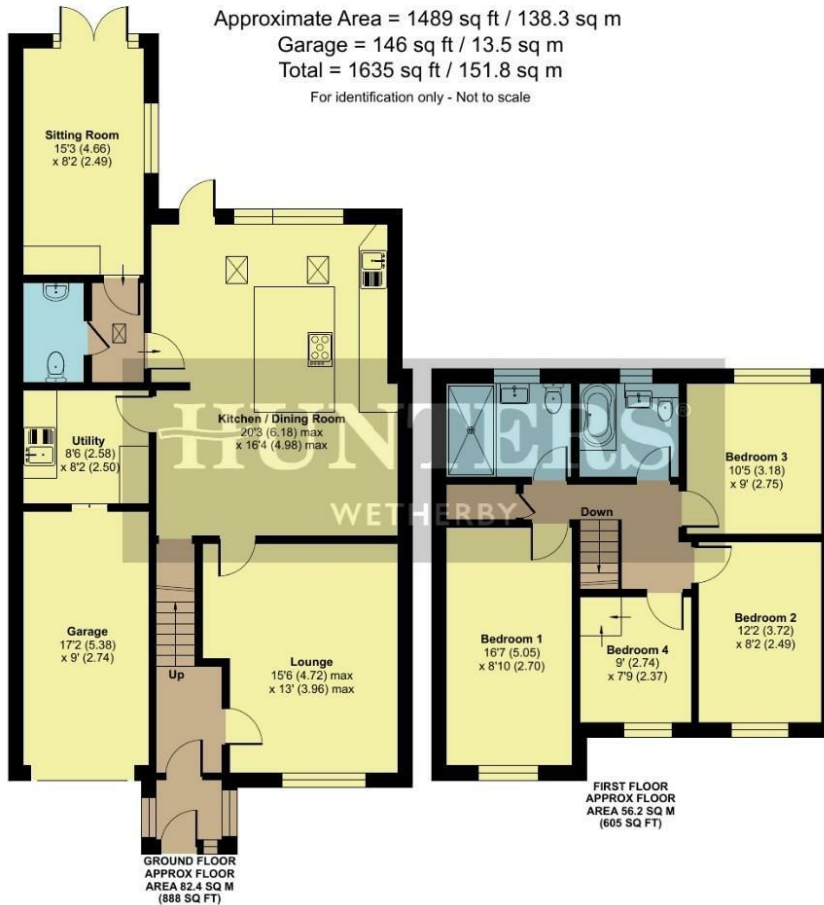






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Approximate Area = 1489 sq ft / 138.3 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1635 sq ft / 151.8 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 82.4 SQ M
(888 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 56.2 SQ M
(605 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2026. Produced for Hunters Property Group. REF: 1434364

Viewings

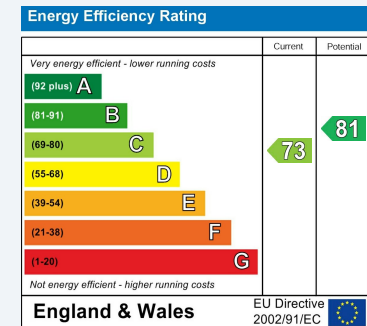
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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