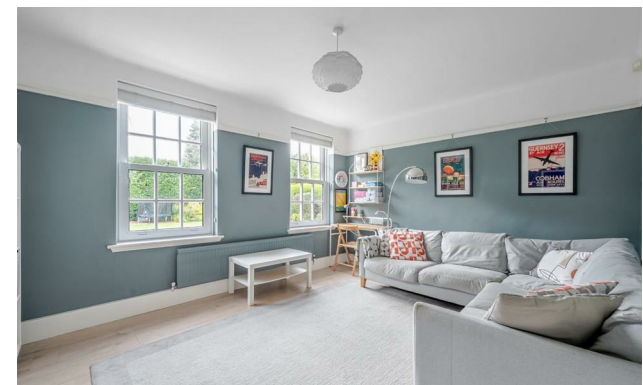




## Trans Walk, Church Fenton, Tadcaster, LS24 9RR

- Impressive detached former RAF officer's house, originally built in the 1930s
- Four bedrooms and two versatile reception rooms
- Stunning mature rear garden with summer house and patio
- Double garage, driveway parking and EV charging point
- Sought after village of Church Fenton, with excellent commuter links
- EPC - B / Council Tax - E

**Offers Over £650,000**



# Trans Walk, Church Fenton, Tadcaster, LS24 9RR

## DESCRIPTION

A sensational former RAF Officer's Home on a Private Road in the Popular Village of Church Fenton

### A TRULY SENSATIONAL 4-BEDROOM FORMER RAF OFFICER'S HOME

ON A PRIVATE ROAD IN CHURCH FENTON – VIEWING HIGHLY RECOMMENDED

Originally built in the 1930s by the RAF for senior ranking officers, this impressive detached residence is a wonderful example of a well-loved home that has been thoughtfully and tastefully updated by its current owners, while retaining many of its original features.

Set on a desirable private road, the property offers generously proportioned accommodation throughout, with four double bedrooms, two reception rooms, a beautiful mature garden, driveway, double garage and excellent commuter links.

The quality and character of the home are immediately apparent, with the original 1930s picture rails retained throughout much of the property, alongside large rooms and an abundance of natural light.

The stunning sitting room features bay windows overlooking the rear garden, with a fireplace housing a bio-ethanol log burner, creating a wonderful focal point without the need for traditional fuel. The second reception room is currently arranged as a family room, with two beautiful windows that flood the space with natural light. Offering excellent flexibility, it could equally be used as a formal dining room or an additional sitting room.

The impressive kitchen has been designed with both style and practicality in mind, featuring a comprehensive range of wall and base units, oak worktops, integrated fridge/freezer, dishwasher, double oven and five-ring hob. A boiling water tap adds further convenience, while the tiled floor benefits from underfloor heating.

Leading from the kitchen is a useful utility room with Belfast sink, washing machine, which will remain, a second integrated fridge/freezer and excellent storage, together with windows overlooking the garden.

The ground floor is further complemented by a convenient WC and a separate office positioned at the front of the property, ideal for those working from home.

To the first floor, the impressive principal bedroom enjoys windows to the front and a beautiful bay window to the rear, overlooking the gardens. The room is flooded with natural light and benefits from a generous en-suite shower room with walk-in shower and heated towel rail.

Bedrooms two and three are both excellent-sized double rooms, while bedroom four is a smaller double, offering versatile accommodation.

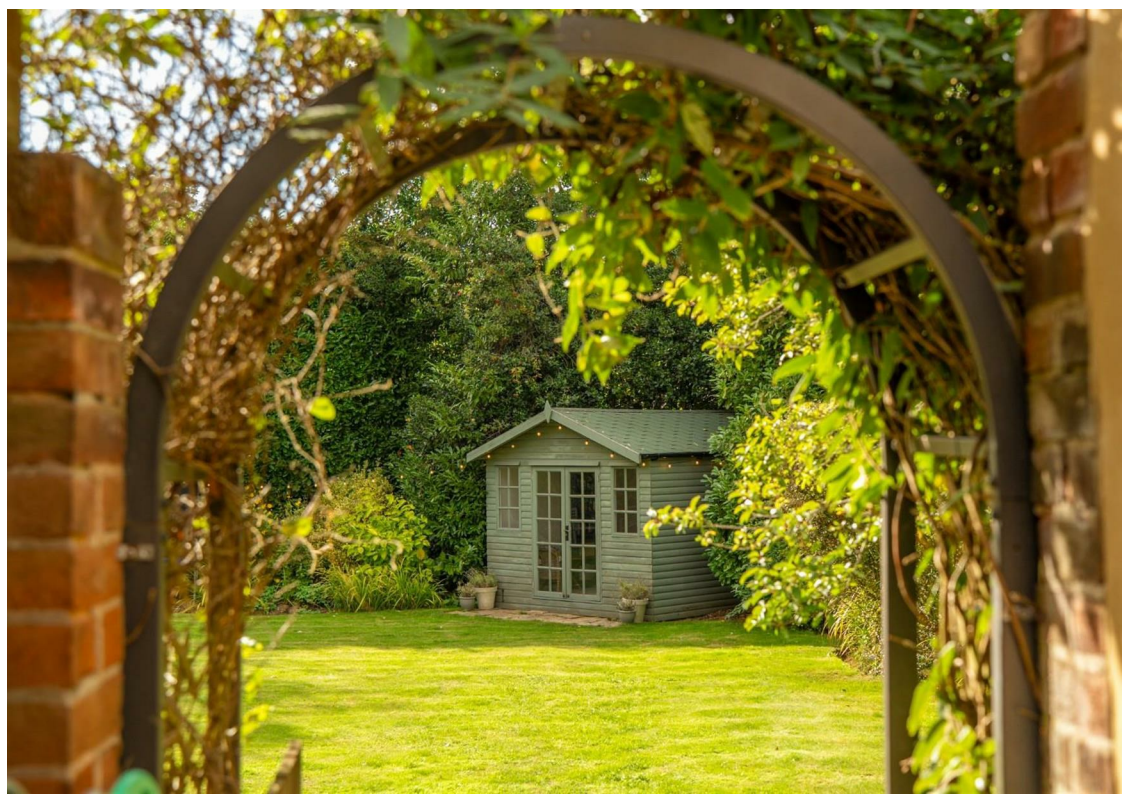
Outside, the property continues to impress. The substantial rear garden provides a wonderful private setting, with a large stone patio, mature plants, established trees and plenty of space for entertaining and relaxing. A summer house with power provides an excellent additional space, complemented by a useful shed and dedicated bin storage.

To the front, a generous driveway provides parking for two cars and leads to a double garage. The property also benefits from an electric vehicle charging point.

Adding to the home's modern credentials, the current owners installed solar panels with battery storage in 2022, which were purchased outright.

The property is located within the highly popular and conveniently placed village of Church Fenton which supports usual daily amenities including primary school, general store, public houses and railway station on the York to Leeds line with a further range of amenities in the nearby market town of Tadcaster. The property is also conveniently placed for ease of access to Leeds, York and the larger cities in the region via the nearby excellent A1/M1 motorway network.







## 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.

| Energy Efficiency Rating                    |  | Current                    | Potential                                                                           |
|---------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                     |
| (92 plus) <b>A</b>                          |  |                            |                                                                                     |
| (81-91) <b>B</b>                            |  | <b>81</b>                  | <b>83</b>                                                                           |
| (69-80) <b>C</b>                            |  |                            |                                                                                     |
| (55-68) <b>D</b>                            |  |                            |                                                                                     |
| (39-54) <b>E</b>                            |  |                            |                                                                                     |
| (21-38) <b>F</b>                            |  |                            |                                                                                     |
| (1-20) <b>G</b>                             |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |  |

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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