



Dorts Crescent, Church Fenton, Tadcaster, LS24 9RU

- TWO DOUBLE BEDROOM MID TERRACE HOUSE
- REAR GARDEN
- DESIGNATED PARKING SPACE
- SOUGHT AFTER LOCATION
- UNFURNISHED
- EPC RATING: D

£1,000 Per Calendar Month



Dorts Crescent, Church Fenton, Tadcaster, LS24 9RU

DESCRIPTION

Hunters Wetherby are delighted to market this extremely well-presented and spacious two-bedroom mid-terrace property, situated in the popular village of Church Fenton.

The property has recently benefited from a refresh, creating a bright, modern and welcoming home, ideal for a range of tenants.

The kitchen offers a range of fitted wall and base units, with an electric cooker point and ample room for a dining table. There is plumbing for a washing machine in a separate utility.

The spacious lounge is situated to the front of the property and leads through to a hallway with a second entrance, useful storage space and stairs rising to the first-floor landing.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in wardrobes providing excellent storage.

The house bathroom offers a stylish and contemporary space, featuring an impressive four-piece suite comprising a walk-in shower cubicle, roll-top bath, WC and wash basin.

Externally, the property benefits from an enclosed rear garden, which is laid to a combination of patio and pebbled area, providing an excellent space for outdoor seating and entertaining. There is also an open lawned garden to the front, along with a private parking space and additional on-street parking.







GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2015

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.

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

81

66

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.