



Church Fenton ~ Signal Cottage, 4 Station View, LS24 9QY

Offers Over £499,950

A deceptively spacious and skilfully extended four bedroom semi-detached home offering flexible and versatile living accommodation in excess of 2,250 sqf. Occupying a choice position in the popular village of Church Fenton enjoying generous sized lawn gardens to the front and low maintenance patio garden to the rear.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Council Tax Band: D



Property Description

Entering through a composite front door into an extended porch with vaulted ceiling and Velux roof lights, the home opens into a welcoming entrance hallway with further vaulted ceiling, turned staircase and useful under-stairs storage.

The living room is bright and airy, featuring a double-glazed side window and French doors to the garden. A charming exposed-brick fireplace with multi-fuel stove provides a cosy focal point. A versatile additional reception room sits beyond, currently used as a large home office but equally suited as a snug or games room. A downstairs WC is close by.

The generous breakfast kitchen offers shaker-fronted wall and base units, complementary work surfaces and tiled splashbacks. Appliances include an electric oven with hob and extractor hood above, walk-in pantry and full-height storage cupboard. A walkway leads to the extended utility with space and plumbing for white good appliances, work surface, stainless-steel sink and two doors to the rear garden.

An adapted ground-floor bedroom suite provides excellent flexibility, comprising a large double bedroom overlooking the patio garden and a modern en-suite with floating wash basin, low-flush W.C. and walk-in wet-room shower, all designed with wheelchair accessibility in mind.

To the first floor; bedroom one is a spacious double with fitted wardrobes and dual-aspect windows to front and side. Bedroom two is another double with dual-aspect windows, currently used as a home office. The gallery landing gives access to a highly useful storage/hobby room, previously used as study space and an occasional bedroom. The airing cupboard houses a Worcester boiler with linen storage above. Bedroom three is a smaller double with front aspect and deep wardrobe cupboard.

The house bathroom features a modern white suite with vanity wash basin, low-flush WC and panelled bath with shower over, complemented by tiled walls and flooring extending into a useful linen store.

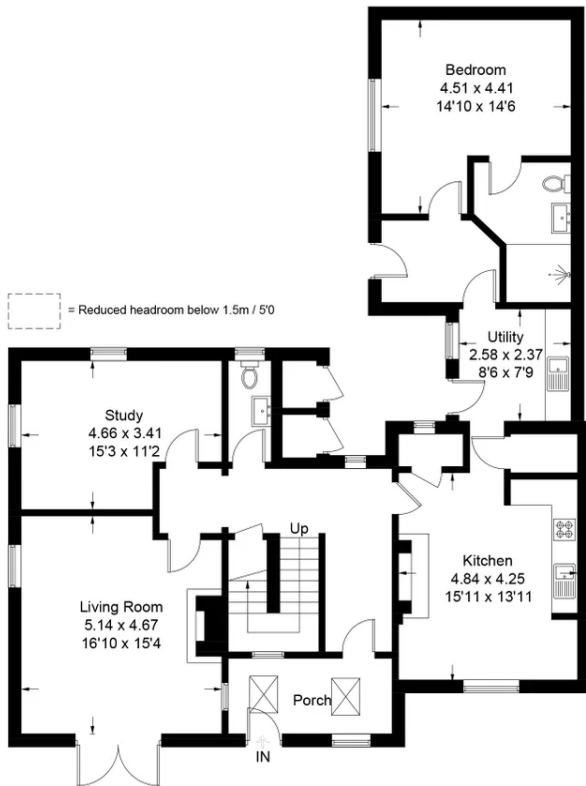
To the outside; the property enjoys a generous sized plot with gravel driveway providing ample parking for multiple vehicles. The front garden is largely lawned with hedgerow boundaries, shaped flower beds housing a range of flowering shrubs along with charming vegetable patch. A flagged seating area offers ideal space for outdoor entertaining and relaxation along with alfresco dining in the summer months. The gravel driveway continues to the rear, leading to a low-maintenance patio garden with shaped beds, a variety of shrubs and fruit bushes, along with a timber summer house for additional storage.

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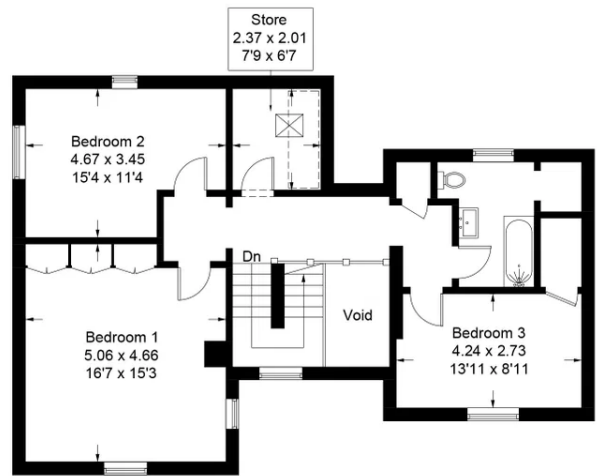
Main = 209.1 sq m / 2251 sq ft (Excluding Void)

Limited Use Area = 1.8 sq m / 19 sq ft

Total = 210.9 sq m / 2270 sq ft



Ground Floor



First Floor

illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 	

Details prepared July 2026

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

MISPRESENTATION ACT

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