



Church Street,, Church Fenton Tadcaster, LS24 9RD

- 2 bedroom detached bungalow
- Off street parking
- Sought after village location
- Sun room
- Views over the church
- EPC - D / Council Tax - D

Offers In The Region Of £290,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this detached bungalow on this popular street in Church Fenton in a delightful setting, and as the name suggests it has wonderful views over the Church.

On entering the property, the entrance hall leads you into the spacious lounge/diner which features ample space for storage, dual aspect windows allowing for natural light to enter the room, and an electric fire which is the main focal point of the room.

Also accessed via the entrance hall and inner hallway is bedroom one, a good size featuring a bay window to the front.

The kitchen is fitted with a range of white shaker style units and benefits from integral appliances including Neff double oven/microwave, hob with extractor and round sink basin. The kitchen also allows space for a dining table.

The kitchen doors lead into the sun room which is flooded with natural light, with further sliding doors opening out to the rear patio creating an indoor outdoor feel.

The downstairs accommodation features two bathrooms, both fitted with white suites including bath with shower over, wash hand basin and low level w/c.

The utility, previously part of the garage, features a sink basin and airing cupboard and allows for access to the remaining half garage.

To the first floor are two rooms one of which is being used as a bedroom and the second is a study/small room both featuring Velux windows, with space available to fit additional storage within the eaves. This space can easily be converted back into a two bedroom bungalow or extended subject to planning.

Externally, to the front of the property is a U-shape gravel driveway with manicured lawn to the centre with mature plants, shrubs and trees.

The rear of the property features a patio alongside the sun room leading to a gravel seating area, perfect for those summer months. The garden is mainly laid to lawn with an array of mature plants, shrubs and fruit trees. A brick built outbuilding, split into two sections with one housing the combi boiler and the other perfect for storage, is located to the edge of the seating area.

Church Fenton is a thriving village with a strong sense of community and excellent transport links, including its own railway station within walking distance with direct routes to Leeds and York. The property falls within catchment for highly regarded schools such as Tadcaster Grammar & Sherburn High. The property benefits from several community run amenities including a village pub, shop, and cafe & restaraunt.





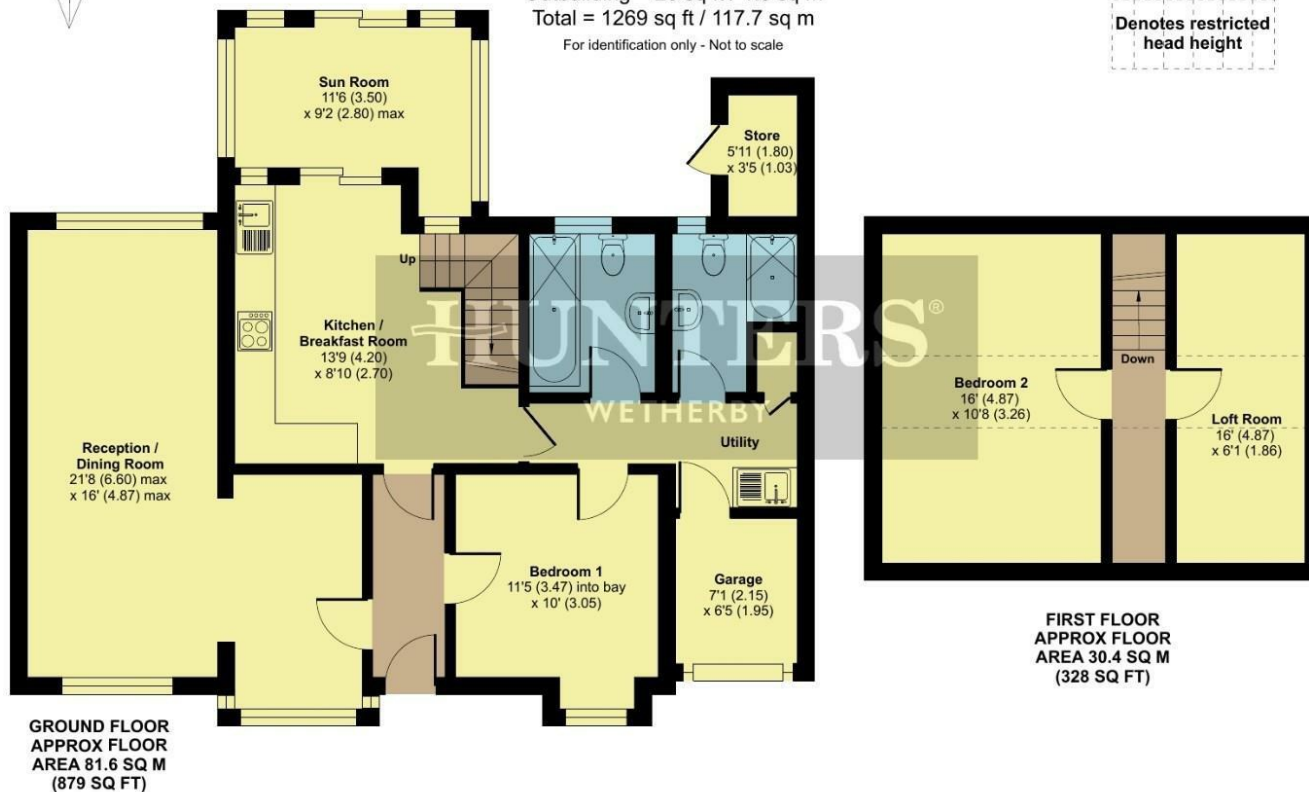
Church Street, Church Fenton, Tadcaster, LS24



Approximate Area = 967 sq ft / 89.8 sq m
 Limited Use Area(s) = 240 sq ft / 22.2 sq m
 Garage = 42 sq ft / 3.9 sq m
 Outbuilding = 20 sq ft / 1.8 sq m
 Total = 1269 sq ft / 117.7 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR
 APPROX FLOOR
 AREA 30.4 SQ M
 (328 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1319263

Viewings

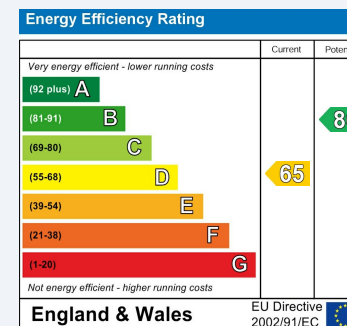
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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