







Swann House, 3 Rowley Close, Church Fenton, Tadcaster, LS24

- FOUR BEDROOM DETACHED HOUSE WHICH OCCUPIES A CORNER PLOT
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING KITCHEN/DINER
- BEAUTIFUL OUTSIDE SPACE WITH SECRET GARDEN AND FRUIT TREES
- DOUBLE GARAGE & ELECTRIC CHARGING POINT
- EPC RATING B/ COUNCIL TAX BAND E

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Offers In The Region Of £495,000

Swann House, 3 Rowley Close, Church Fenton, Tadcaster, LS24 9YW

DESCRIPTION

Situated on a stunning corner plot, Hunters Wetherby are pleased to bring to the market this four bedroom detached home that is located just outside the popular and picturesque village of Church Fenton.

Upon initial entrance into the property you are welcomed into a spacious hallway which provides access to all the downstairs accommodation which is comprised of Lounge, Kitchen/diner, Study & W/C. Decorated to a high standard throughout and tastefully co-ordinated with tiles and soft furnishings this really is a turn key home.

The heart of the home as to be the open plan kitchen/diner which has an excellent range of wall and base units, integrated appliances which include a fridge freezer, dishwasher, washing machine, gas hob and electric oven. This room offers space for entertaining, family gatherings, after school catch ups or just sitting with a drink and enjoying the peace and quiet. French doors lead out to the garden area.

The first floor offers four double bedrooms with the principal bedroom having the benefit of fitted wardrobes and an en suite shower room fitted with shower cubicle, low level w/c and wash basin.

Bedroom two also benefits from fitted wardrobes, with storage space available in bedroom four.

The house bathroom has a shower over bath, low level w/c and was basin.

The rear garden really is a delightful space and has been well looked after by the current owners there is a large lawned area , raised sleepers with plants, shrubs and fruit trees (apple, plum and cherry) which is unusual to find in newer houses. A Indian stone patio provides the perfect spot for sitting out and enjoying time in the spring/summer months.

To the front of the property there is a block paved driveway that leads to a detached double garage and electric charging point.

Church Fenton is a village located between Leeds, York, and Selby, offering a balance of rural charm and connectivity. Church Fenton has its own railway station providing main line rail connections. Key road access points include the A1 and M62 motorways, and the new A1/M1 link, making the area easily accessible from major routes. There are two public houses and a village shop which are all community lead.



















Total area: approx. 155.3 sq. metres (1672.1 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

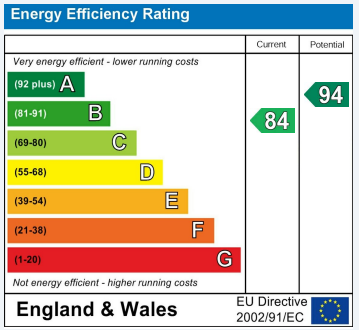
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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