Sandwath Drive, Church Fenton, Tadcaster, LS24 9US

- THREE BEDROOM END TOWN HOUSE
- LARGE LOUNGE WITH JULIET BALCONEY
- GARAGE, REAR GARDEN & STUNNING VIEWS
- TWO ENSUITES AND HOUSE BATHROOM
- OFF STREET PARKING
- EPC RATING C / COUNCIL TAX BAND D

HUNTERS®
HERE TO GET *you* THERE

Asking Price £290,000

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DESCRIPTION

Hunters Wetherby are delighted to market this bright and spacious three bedroom end-terrace townhouse which is situated within the popular development of Sandwath Drive which is situated at the edge of the village and is one not to be missed.

Split over three floors the ground floor comprises entrance hallway, W/C, Utility room and spacious kitchen/diner. This space offers flexible living and features a range of wall & base units, granite work surfaces, gas hob, electric oven, integrated dishwasher and plumbing for the washing machine. There is ample space for a dining table and the french doors that lead to the garden are a lovely added feature both inside and out.

Stairs lead up to the first floor which then leads you to a bright and spacious lounge with french doors opening out onto a Juliette balcony allowing that outside/inside feel and offers stunning countryside views. A living flame gas fire with marble effect fireplace and granite insert making the perfect spot for enjoying these wintery evenings.

Bedroom one (as labelled on the floorplan) has the benefit of a en-suite shower room comprising shower cubicle, low level w/c and wash basin. Stairs then lead to the 2nd floor for the spacious principal bedroom with ample storage and en-suite shower room. There is a further third bedroom and house bathroom.

For those looking for a low maintenance garden that is still easy on the eye this garden is perfect, with a small lawned area, with patio perfect for your seating area and large raised patio area to the rear which is ideal for BBQing or just relaxing.

Parking is available to the front of property where there is a garage with an electric door for storage.

Church Fenton boasts a popular rail link with fast access to York and Leeds and is within convenient reach of the A64/A1 link road for those looking to commute. With a renowned primary school, two public houses, restaurant and community village shop, the village continues to thrive and is highly sought after.

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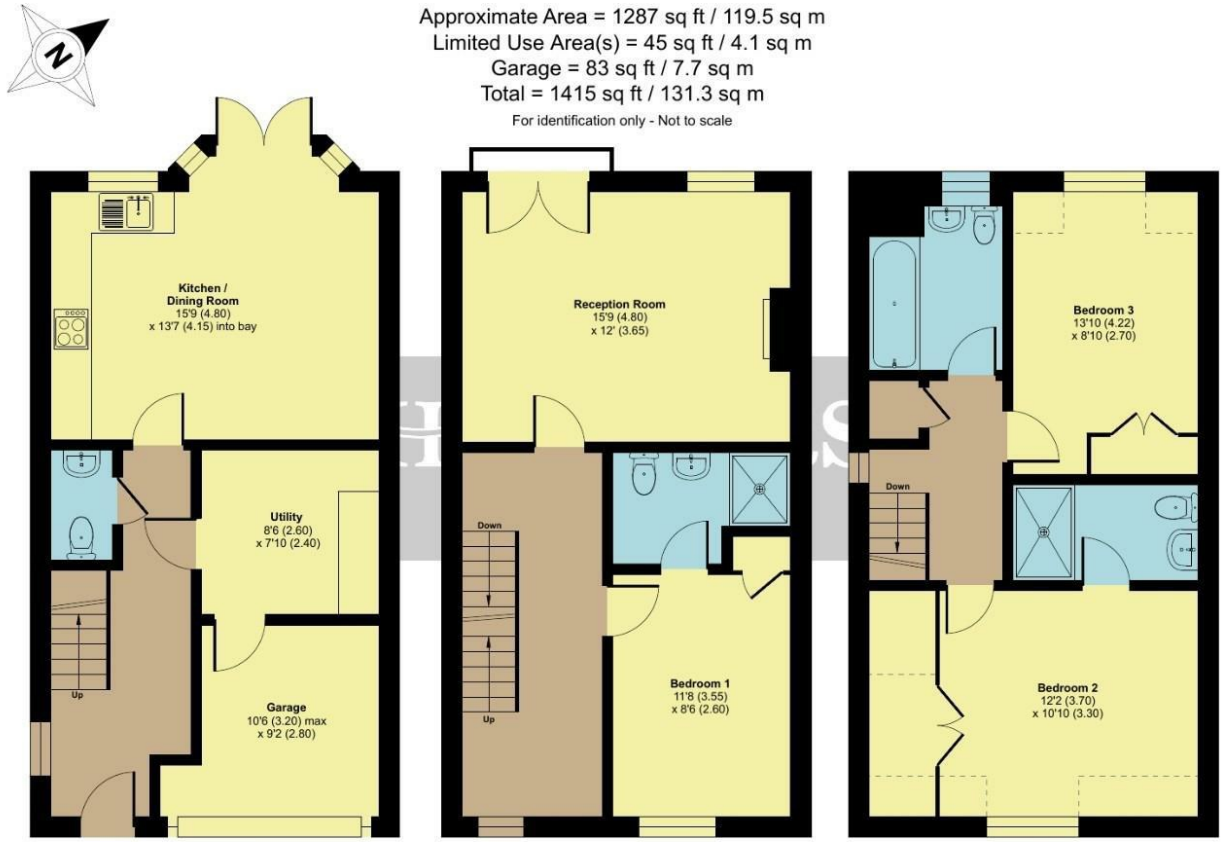
Approximate Area = 1287 sq ft / 119.5 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Garage = 83 sq ft / 7.7 sq m
Total = 1415 sq ft / 131.3 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 36.2 SQ M
(390 SQ FT)

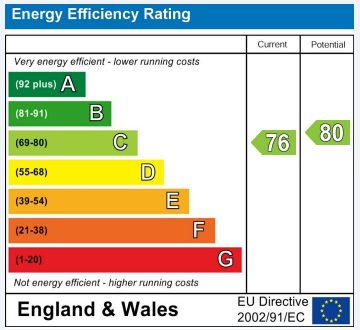
FIRST FLOOR
APPROX FLOOR
AREA 43.7 SQ M
(471 SQ FT)

SECOND FLOOR
APPROX FLOOR
AREA 39.5 SQ M
(426 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
Produced for Hunters Property Group. REF: 1382459

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.

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.

The Property Ombudsman

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

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