

Mike  
**Dobson**



**15 Bridge Close**

Church Fenton, Tadcaster, LS24 9GZ

**£125,000**

# 15 Bridge Close

**\*\*CASH PURCHASERS ONLY\*\***

**PUBLIC NOTICE** Mike Dobson Estate Agents are now in receipt of an offer for the sum of £120,000 for 15 Bridge Close, Church Fenton. Anyone wishing to place an offer on this property should contact Mike Dobson Estate Agents, 98 Wolsey Croft, Sherburn In Elmet LS25 6DP 01977684258 before exchange of contracts.

Welcome to this lovely development at the edge of Church Fenton village, offering a second floor two bedroom apartment with a secure communal entrance and allocated parking. The property has easy access to local amenities, schools and public transport links, including Church Fenton train station.

The accommodation briefly comprises entrance hall, open plan kitchen/lounge/dining area, two bedrooms, the main one having an en-suite shower room, and bathroom/WC. In addition, the property benefits from gas central heating, PVCu double glazed windows, fitted kitchen with units to high and low levels, four ring gas hob with extractor hood over, electric oven and space for fridge freezer and three piece white suites to both the en-suite and bathroom. Externally, there are communal gardens and an allocated parking space.

We highly recommend an early viewing to avoid missing out on this ideally located apartment.

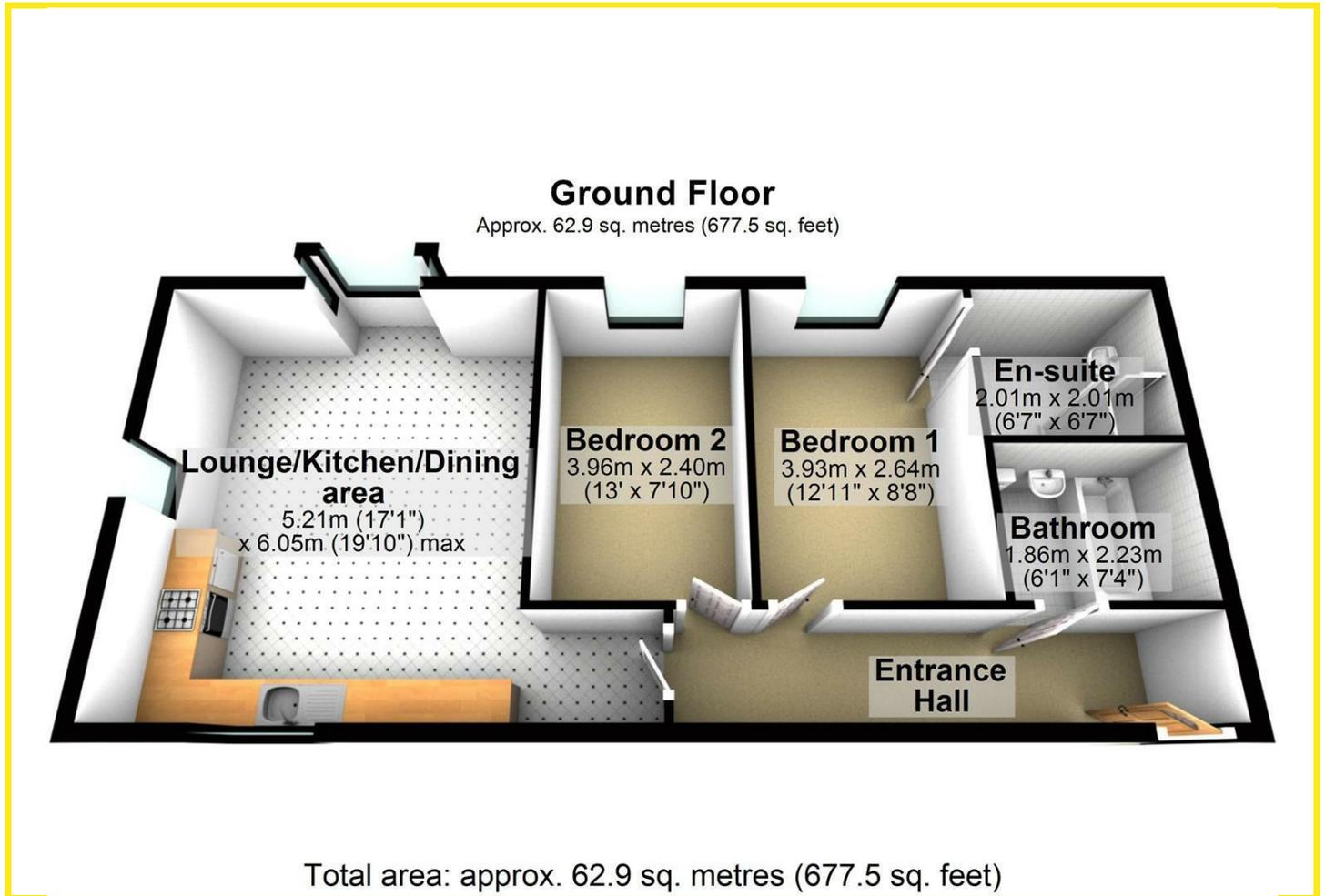
Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

This property is only suitable for cash purchasers.





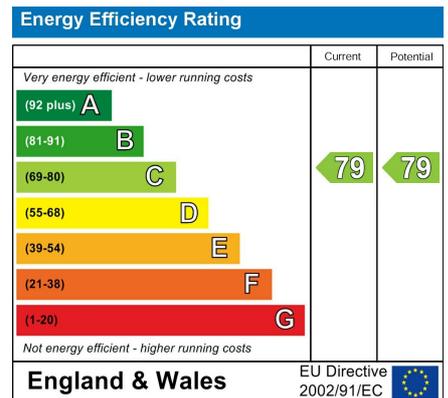
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From out Sherburn In Elmet office turn Right onto Low Street to the traffic lights. Continue ahead onto Finkle Hill and continue to the roundabout. Take the second exit towards Barkston Ash/Tadcaster. Just past The Ash Tree public house turn right onto Main Street which inturn becomes Common Lane and continue through the village of Barkston Ash. Continue along Common Lane towards Church Fenton, over the bridge and taking your first right onto Bridge Close where the property can be seen on the left hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

98 Wolsey Croft, Sherburn in Elmet, LS25 6DP  
Tel: 01977 684258 Email: sherburn@mDOBSON.CO.UK <https://www.mDOBSON.CO.UK>