



## Bridge Close, Church Fenton, North Yorkshire, LS24 9GZ

- TWO BEDROOM APARTMENT
- OFF STREET PARKING
- MODERN KITCHEN
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- EPC RATING- B / COUNCIL TAX BAND- B

**£155,000**





# Bridge Close, Church Fenton, North Yorkshire, LS24 9GZ

## DESCRIPTION

Hunters Wetherby are proud to present to the market this charming two bedroom apartment in the sought-after area of Church Fenton.

On Entrance of the property, you are first met by the main bathroom. This three piece bathroom is benefitted from a low level W/C, hand wash basin and Bath. It encompasses beautifully sleek half tiles walls.

Graduating along the corridor, you next arrive at the well-proportioned principle bedroom. This room is adorned with light due to the large window at the side of the room creating a bright, motivating atmosphere to wake up to. The principle bedroom is enhanced by a spacious ensuite with a walk in shower, low level W/C and hand wash basin. Moving on to the second bedroom, this single bedroom is also beautifully bright and airy.

As you reach the end of the corridor, it opens out into the kitchen, living, dining area of the property. Initially you are met with the kitchen - the kitchen is fitted with sleek wall and base units and countertop alongside an integrated oven and tiled backsplash. This open living area makes it the perfect spot for inviting friends and family over.

The living area provides space for a large sofa as well as a dining table. The kitchen/lounge is complimented by a large bay window as well as a smaller window on the adjacent wall flooding the room with light. The room is also fitted with an electric fire place.

Externally, the apartment benefits from private off street parking as well as a large laid to lawn area.

Church Fenton is a village known for its role as a former Royal Air Force station. The village is 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.





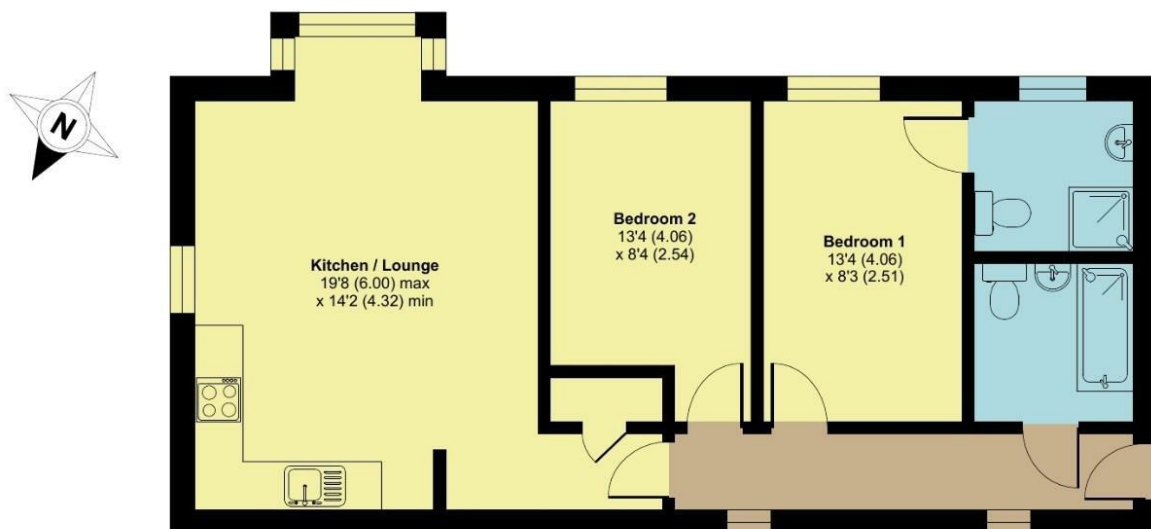




## Bridge Close, Church Fenton, Tadcaster, LS24

Approximate Area = 667 sq ft / 62 sq m

For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 62 SQ M  
(667 SQ FT)

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 1345070

### Viewings

Please contact [wetherby@hunters.com](mailto: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.



5a Market Place Wetherby, LS22 6LQ  
Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

## 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.

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

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.

