

## Busk View, Church Fenton, LS24 9YR

- FOUR BEDROOM DETACHED HOUSE
- GARAGE AND BAR
- LARGE MODERN KITCHEN DINER
- LARGE WEST FACING GARDEN WITH SOLAR PANELS
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC RATING B / COUNCIL TAX BAND

Offers Over £550,000

Council Tax: E



# Busk View, Church Fenton, LS24 9YR

## DESCRIPTION

Hunters Wetherby are proud to bring to the market this stunning four double bed roomed house on the edge of this popular estate which is located in Church Fenton. Sitting at the front of the development it stands with a small number of properties giving it that very much exclusive feel.

The current owners have lived in the home since it was built and over the years have made it very much their home with some clever tweaks and modern touches.

The entrance hallway provides access to all the ground floor accommodation which comprises of a good size lounge with panelled walls which gives a contemporary and modern feel. A large bay window provides lots of natural light to the room and there is a free standing modern fire and surround which can be negotiated separately.

The study/playroom is a useful space for those who have small children and also those who need an office to work from home.

The large kitchen/diner really is the heart of this home and all space is utilised well to provide the perfect place to host with friends, enjoy a morning coffee or simply watch the days go by. Finished in grey high gloss the kitchen offers a full range of wall and base units, integrated dishwasher, fridge freezer, electric oven and gas hob with a feature tiled wall splash back. There is also an island which has additional storage and space for seating and this can be offered under separate negotiations. A useful utility space is where you will find plumbing for the washing machine and space for a tumble dryer. The dining space also features doors that lead into the rear garden.

Two storage cupboards and a W/C complete the ground floor.

To the first floor you will have the luxury of four double bedrooms, the principal bedroom offers fitted wardrobes and an En suite shower room with shower cubicle, wash basin, W/C and heated towel rail. Finished in a modern contemporary style its very much in keeping with the rest of the house. Bedrooms two and three have built in storage giving ample room to store clothing or household goods.

The house bathroom is really well equipped and comes as a four piece suite with bath, separate shower cubicle, low level w/c and wash basin. A heated towel rail and part tiled walls compliment the room.

To the front of the property there is a block paved driveway which allows for off street parking and leads to twin garages one of which is suitable for a car or storage but the other has had quite the makeover and has been made into a BAR area complete with underfloor heating so its fully useable all year round and can be an office or treatment room. The west facing rear garden is a fantastic size and is laid mainly to lawn with additional features of a patio and decked areas so that these summer months can be fully enjoyed. There is a shed to the side that can also be purchased separately. There is also an EV charging point and 12 solar panels that are owned outright by the property.

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.

PLEASE NOTE: An annual fee of approximately £290 is paid to a management company for the maintenance of the Open Public Spaces.





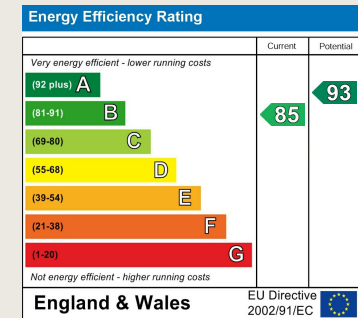


Total area: approx. 180.8 sq. metres (1945.9 sq. feet)

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

## 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.



The 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 fees for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**BEFORE SELLING?** If you are thinking of selling your home or just want 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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