



Tornado Drive, Church Fenton, Tadcaster, LS24 9GA

- THREE BEDROOM SEMI-DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- OFF STREET PARKING

- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- EPC RATING - B / COUNCIL TAX - C

Asking Price £275,000



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DESCRIPTION

Hunters Wetherby are delighted to present to market this beautiful and cosy three bedroom semi-detached house in the village location of church Fenton.

Stepping inside the property, you are met with a nicely presented entrance hallway. This welcoming area provides access to the ground floor accommodation, setting the tone for the rest of the home.

Positioned to the right of the hallway is the elegant kitchen, designed with both style and practicality in mind. This space features a sleek array of wall and base units, providing ample storage space. The neutral tones throughout present the room in a relaxing manner. Integrated appliances, such as a dishwasher, gas hob, electric oven, and fridge freezer, complete this functional space.

Graduating through into the graciously proportioned lounge/dining room, this dynamic space is perfectly suited to hosting and entertaining. A truly beautiful feature of this room is the bay window style French doors; these not only provide seamless access to the rear garden but also flood the room with natural light.

A useful storage cupboard and a convenient downstairs W/C finish off the ground floor.

The first floor of the property hosts three good-sized bedrooms, a house bathroom, and a principle ensuite bathroom.

The principle bedroom offers ample space for additional recreational furniture. This room benefits from a private ensuite: a well-appointed three-piece suite comprising a walk-in shower cubicle, wash hand basin, and low-level W/C. The next two bedrooms are also good sizes, both naturally bright and airy.

The house bathroom benefits from an attractively tiled house bathroom boasting a panelled bath with a shower attachment, wash hand basin, and a low-level W/C.

Externally, the rear garden is thoughtfully configured with a part-patio and part-lawn layout which creates an ideal setting for outdoor seating areas and summer barbecues. The garden is securely enclosed by wooden fencing, ensuring ample privacy and security. To the front of the property, a large block-paved driveway provides off-road parking.

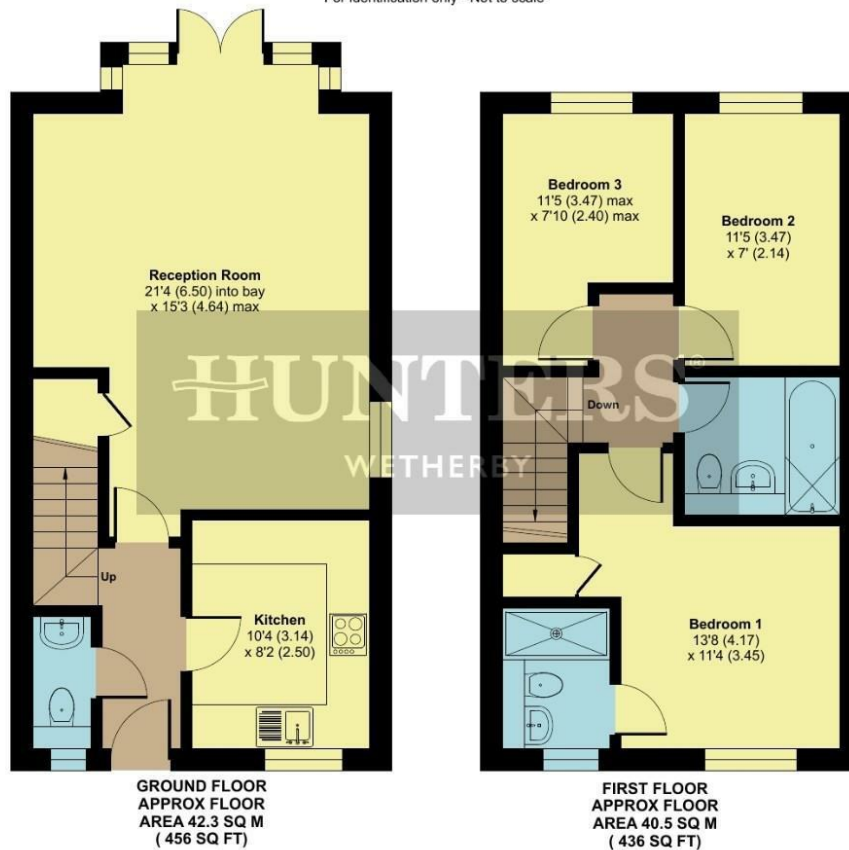
Church Fenton is a thriving village with a strong sense of community and excellent transport links, including its own railway station within walking distance with direct routes to Leeds and York. The property falls within catchment for highly regarded schools such as Tadcaster Grammar & Sherburn High. The property benefits from several community run amenities including a village pub, shop, and café & restaurant.





Approximate Area = 892 sq ft / 82.8 sq m
For identification only - Not to scale

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**GROUND FLOOR
APPROX FLOOR
AREA 42.3 SQ M
(456 SQ FT)**

**FIRST FLOOR
APPROX FLOOR
AREA 40.5 SQ M
(436 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.
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Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	95
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.

