

James Nicolson Square, Tadcaster LS24

9FQ
£250,000

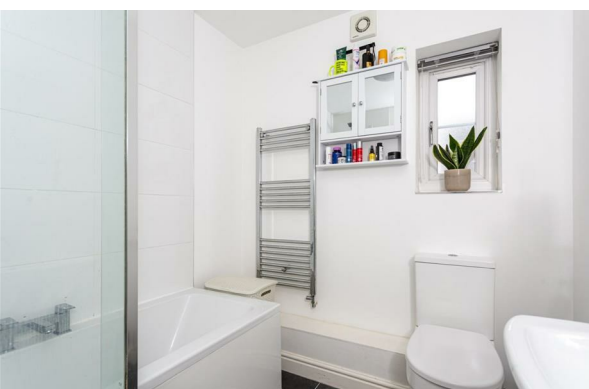
Stephensons
estate agents & chartered surveyors



Ideal for first time buyers and professionals, this two bedroom end terraced property is situated in the pretty village of Church Fenton, benefitting from great transport links to both York and Leeds.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Mains Drainage are understood to be connected
 Broadband Coverage: Up to 76* Mbps download speed
 EPC Rating: 84 (B)
 Council Tax: North Yorkshire Council Band C
 Current Planning Permission: No current valid planning permissions
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707



Partners:

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Associate Partners:

N Lawrence
 I Jarvis MNAEA

Upon entering the property, you are welcomed by a practical entrance hallway, providing access to the ground floor accommodation. To the front of the home is a modern fitted kitchen, thoughtfully designed with a range of contemporary wall and base units, generous worktop space, an electric oven and hob, and an integrated fridge freezer. There is also space and plumbing for a washing machine and additional laundry appliances.

To the rear of the property lies the spacious lounge and dining room, a bright and inviting space that forms the heart of the home. Benefitting from dual-aspect windows and glazed doors opening directly onto the rear garden, the room is flooded with natural light.

Completing the ground floor is a convenient cloakroom/WC, fitted with a modern vanity wash hand basin.

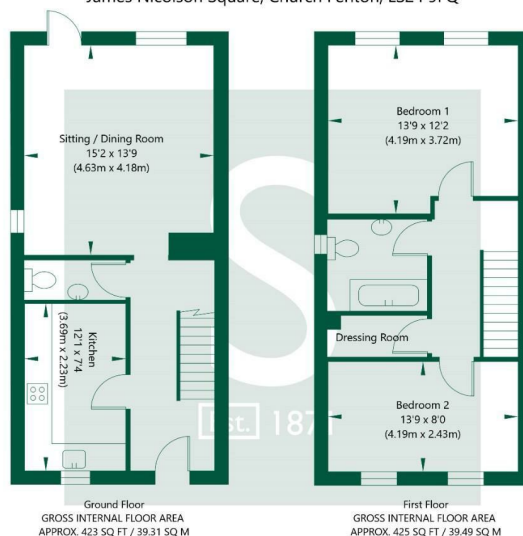
The first floor offers well-proportioned accommodation throughout. There are two generous double bedrooms, both offering plenty of space for a range of bedroom furniture and enjoying pleasant outlooks over the surrounding area. In addition, the property benefits from a separate dressing room, providing valuable extra space.

Completing the first floor is the stylish house bathroom comprising a panelled bath with shower over, vanity wash basin, chrome heated towel rail, and WC.

Externally, the property benefits from a secure rear garden mainly laid to lawn with a block paved path, and a good size front garden also mainly laid to lawn. There is off-street parking for one vehicle with ample visitor parking.

Church Fenton is a popular North Yorkshire village offering a range of local amenities, including a village shop, public houses, primary school and sports facilities. Its well-regarded railway station provides regular services to both York and Leeds, making it an ideal location for commuters seeking a balance between countryside living and city accessibility.

James Nicolson Square, Church Fenton, LS24 9FQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 848 SQ FT / 78.8 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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