

Park Row

The proactive estate agent



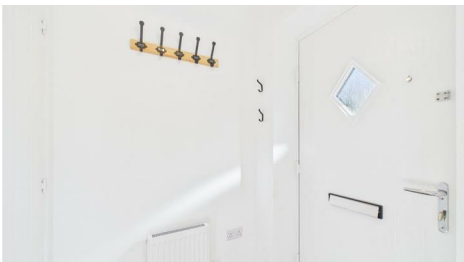
Tornado Drive, Church Fenton, Tadcaster, LS24 9GA

£260,000



**** SEMI-DETACHED HOME ** THREE BEDROOMS ** DOWNSTAIRS W/C ** EN-SUITE ** ENCLOSED REAR GARDEN ** OFF-ROAD PARKING FOR TWO VEHICLES ** IN SOUGHT AFTER VILLAGE OF CHURCH FENTON ****

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!'



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INTRODUCTION

Nestled in the charming village of Church Fenton, Tadcaster, this delightful semi-detached home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The ground floor also features a convenient downstairs w/c, enhancing the practicality of the home for both residents and guests alike.

The enclosed rear garden is a wonderful outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends. Additionally, the property boasts off-road parking for two vehicles, ensuring that you will never have to worry about finding a space.

Located in the sought-after village of Church Fenton, this home benefits from a peaceful setting while still being within easy reach of local amenities and transport links. This property is not just a house; it is a place where you can create lasting memories. Do not miss the opportunity to make this lovely home your own.

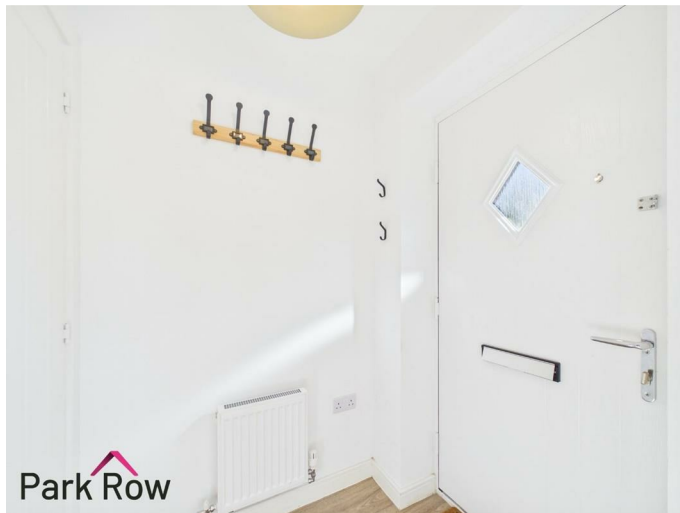
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a grey composite door with a double glazed obscure window within which leads into;

PORCH

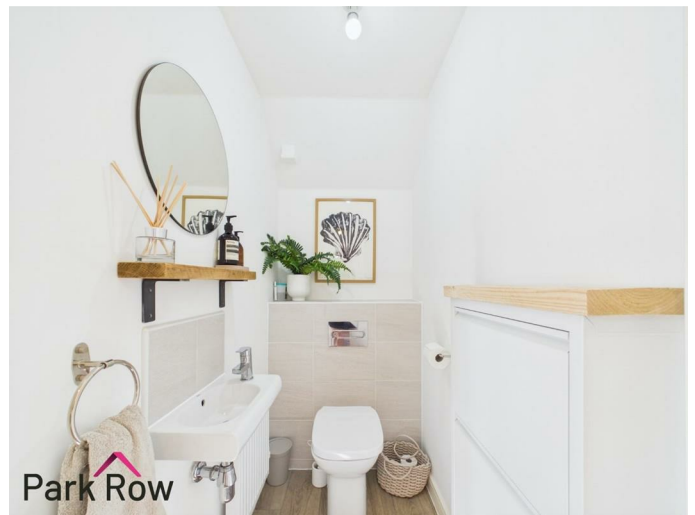
4'3" x 4'3" (1.30 x 1.32)



Central heating radiator and internal doors which lead into;

W/C

3'3" x 4'8" (1.01 x 1.43)



Includes; floating hand basin with a chrome tap over and tiled splashback, a central heating radiator and a close coupled w/c with a concealed cistern and a push button flush set within a tiled unit.

LOUNGE

12'0" x 13'5" (3.67 x 4.09)



Double glazed window to the front elevation, two central heating radiators, stairs which lead up to the first floor accommodation, under stairs cupboard with space for storage and an internal door which leads into;



KITCHEN/DINING ROOM
15'6" x 7'10" (4.74 x 2.41)

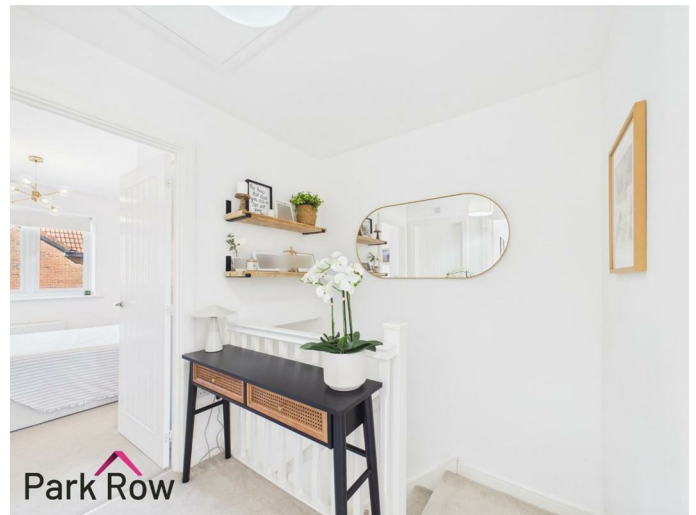


FIRST FLOOR ACCOMMODATION

LANDING
3'10" x 6'10" (1.18 x 2.10)



Grey shaker style base and wall units, marble worktop, stainless steel one and a half drainer sink with a chrome tap over, four ring gas hob with a built in extractor fan over, integrated oven, integrated dish washer, integrated fridge/freezer, a central heating radiator and double glazed double doors with double glazed windows either side which lead out to the rear garden.



Loft access and internal doors which lead into;

BEDROOM ONE

10'10" x 8'0" (3.31 x 2.44)



Double glazed window to the rear elevation, a door which leads into storage space, built in wardrobes, a central heating radiator and a door which leads into;

EN-SUITE

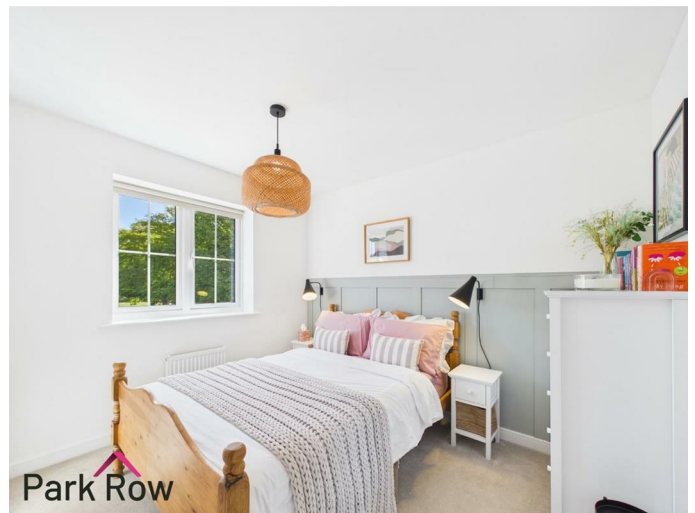
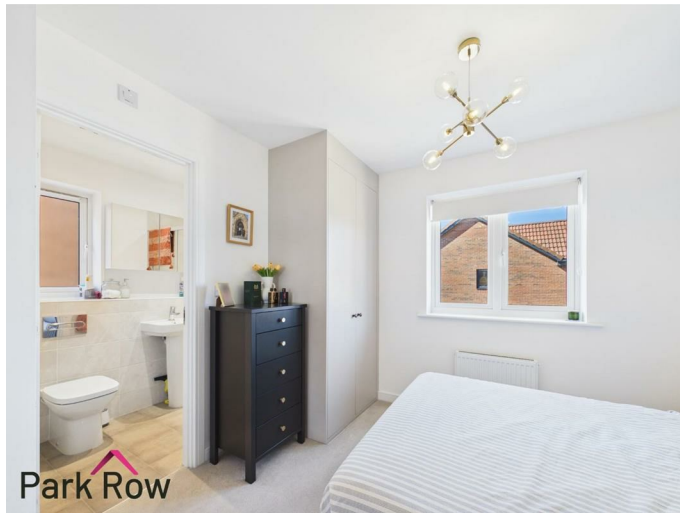
3'11" x 8'0" (1.20 x 2.44)



Double glazed obscure window to the side elevation and includes; a pedestal hand basin with chrome taps over, a close coupled w/c with a concealed cistern and a push button flush set within a tiled unit, a fully tiled mains shower with a glass shower screen, a central heating radiator and LED spotlights to the ceiling.

BEDROOM TWO

8'2" x 10'0" (2.51 x 3.06)



Double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE

7'1" x 6'7" (2.17 x 2.02)



Double glazed window to the front elevation and a central heating radiator.

BATHROOM

7'7" x 6'5" (2.32 x 1.97)



Double glazed obscure window to the side elevation and includes; pedestal hand basin with a chrome tap over, a close coupled w/c with a concealed cistern and a push button flush set within a tiled unit, a panel bath with a mains shower over and a glass shower screen, a central heating radiator and LED spotlights to the ceiling.

EXTERIOR

FRONT



To the front of the property there is a paved pathway which leads to the entrance door and down the side of the property to the rear garden, a block paved driveway with space for parking, an area filled with mature shrubs and decorative bark, an area filled with decorative stones and a storm porch over the entrance door.

REAR



Accessed via the double doors in the kitchen/dining room and a wooden gate at the side of the property where you will step out onto; a paved area with space for seating, a paved pathway which leads to the bottom of the garden, a decorative stone area with space for an outdoor shed, an area filled with wooden built planters and decorative stones, a decorative stone border, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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AERIAL PHOTO



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:



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SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

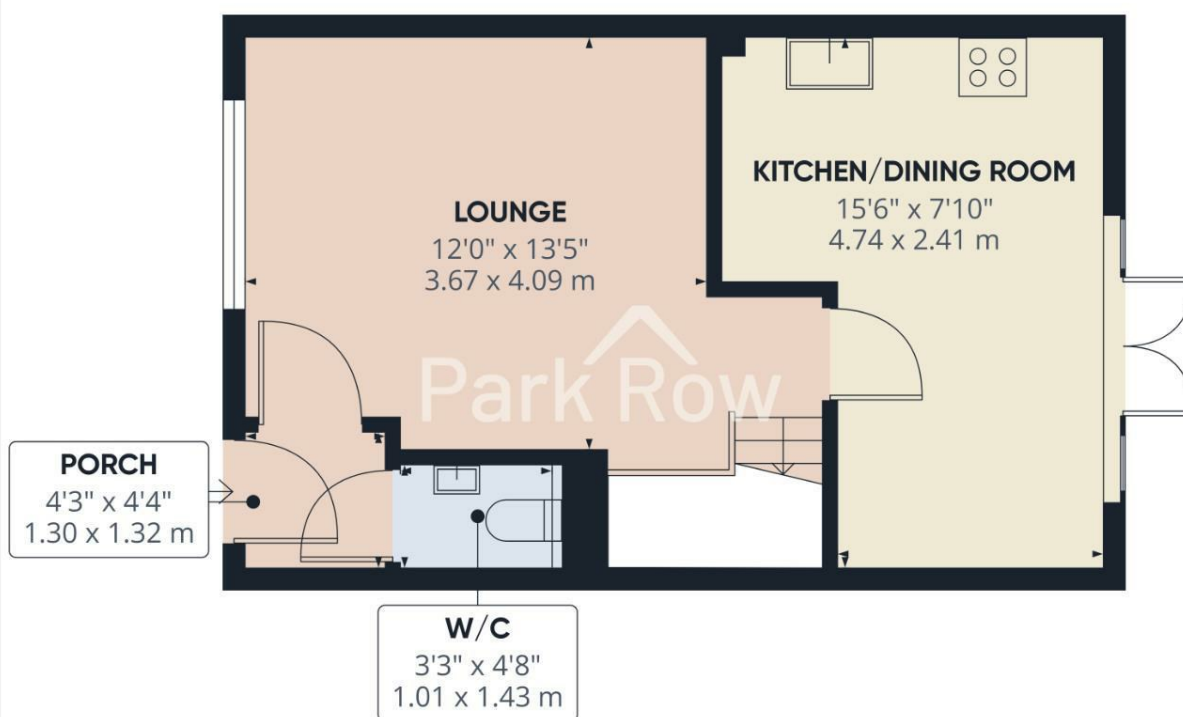
VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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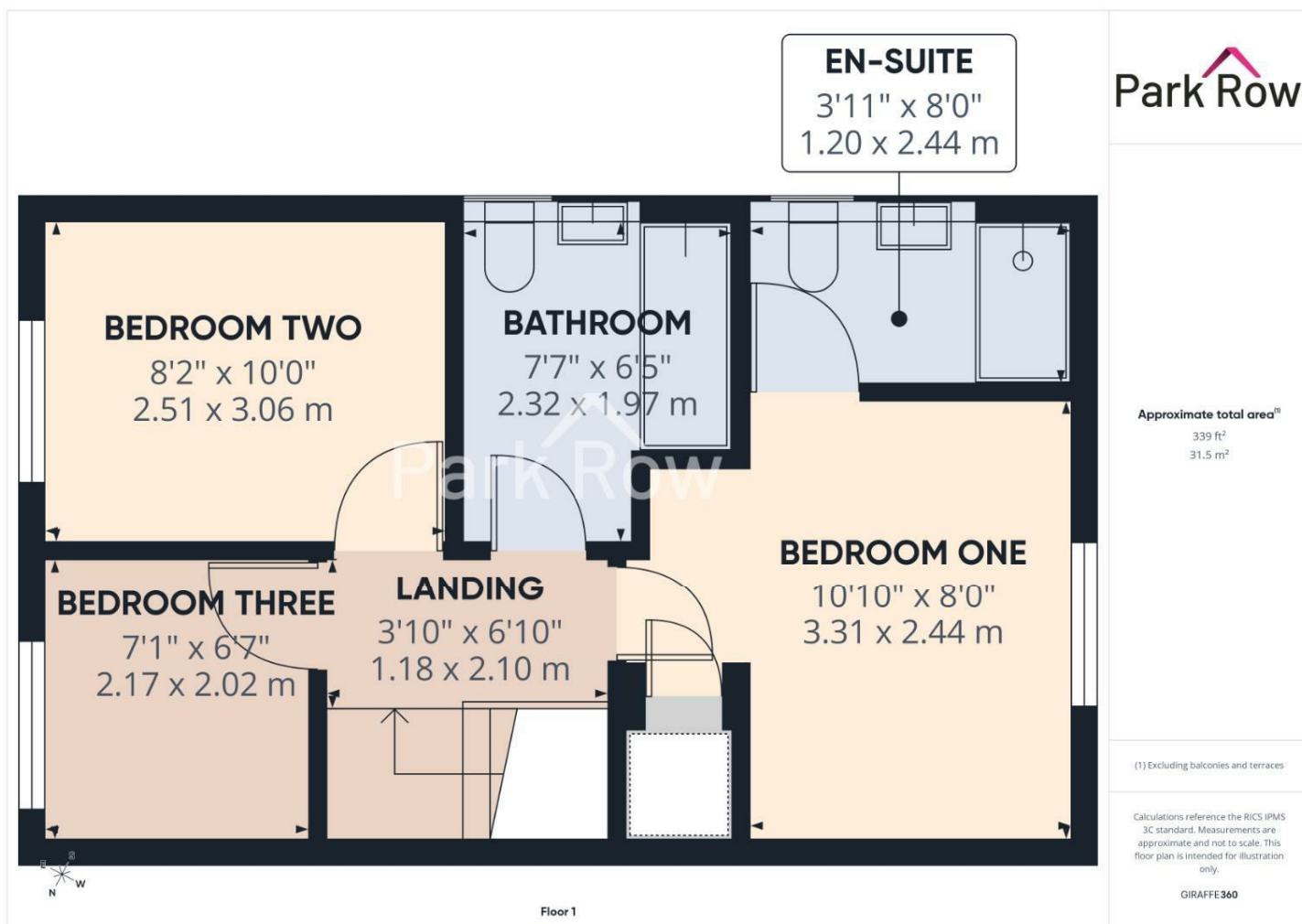


Approximate total area⁽¹⁾
389 ft²
36.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-104) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Least energy efficient - higher running costs			
England & Wales		84	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-104) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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