



Hall Close, Church Fenton, Tadcaster

- SIX BEDROOM DETACHED HOUSE SPLIT OVER THREE FLOORS
- LARGE KITCHEN/DINER WITH DOUBLE BI-FOLD DOORS
- UNDERFLOOR HEATING THROUGHOUT THE DOWNSTAIRS ACCOMODATION
- INDIVIDUALLY DESIGNED AND BUILT IN 2016
- RURAL COUNTRYSIDE VIEWS
- EPC RATING B / COUNCIL TAX BAND F

Asking Price £795,000



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DESCRIPTION

Situated at the top of the Cul De Sac this beautiful individually designed six bedroom double fronted house stands proud in this beautiful and ever popular village.

QUITE SIMPLY STUNNING!! DO NOT MISS THE OPPORTUNITY TO PURCHASE THIS SIX BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN MUCH LOVED BY THE CURRENT OWNERS AND CAN OFFER STUNNING COUNTRY SIDE VIEWS.

This stunning home really is a truly turn house and is ready to welcome its new owners. Surrounded by

STUNNING COUNTRY SIDE VIEWS. really is a lifestyle home and would ideally suit those looking for peace, tranquillity and privacy.

The property which has been split over three floors has been cleverly designed by the current owners and has been a much loved family home for the last years.

The ground floor comprises a large reception style hallway which is very welcoming and immediately sets the tone for the rest of the house. A well placed lounge is located to the front and is the perfect place to relax and unwind at the end of the day. The office offers the perfect place to work from home or could double up as a games room if an office isn't required.

The heart of this amazing home is the large kitchen/diner which runs all the way along the back of the house. It's been well designed with lots of cupboards, drawers and food storage so that everything has a home. The high gloss units are modern and contemporary and are finished in two different colour tones. Quartz surfaces provide ample space for food preparation and breakfast bar space. Integrated appliances include Fridge Freezer, dishwasher, two single ovens, microwave and gas hob. This really is a fantastic space for entertaining and there is lots of room for dining, watching TV and general entertaining. Double sets of Bi-fold doors create the perfect outdoor/indoor living.

A utility room and separate W/C complete the ground floor. Underfloor heating adds warmth and can be controlled easily and effectively due to its zoned sections.

A spindle staircase leads to the first floor which is extremely impressive and has four double bedrooms one of which is the principal bedroom with Juliette balcony, built in wardrobes and en suite shower room. The other standout room on this floor is the fourth bedroom which is a total surprise. The room itself is a double but then through the room is a complete hidden gem that sits over the garage and is a huge space that can be anything that you want it to be!!

The house bathroom is elegant and modern with a free standing roll top bath, built in vanity sink unit and low level w/c. The 1st floor also has the added benefit of a separate shower room. All of the bathrooms have the added benefit of underfloor heating.

The third floor boasts two double bedrooms which both have built in wardrobes. A separate shower room completes the accommodation.

To the front of the property there is a block paved driveway that leads to a double garage with electric up and over doors, light and power. The rear garden wraps around the property and is laid mainly to lawn with a patio area. Not overlooked at all and with open countryside views the only thing to see is horses.







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	83
(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.

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