Mike Dobson

# 18 Oakwood Close

Church Fenton, Tadcaster, LS24 9SJ

**£350,000**

# 18 Oakwood Close

Nestled in the charming village of Church Fenton, Tadcaster, this stunning detached stone-built bungalow on Oakwood Close is a rare find that offers both comfort and potential. Set on a generous corner plot, this property boasts three spacious double bedrooms, making it ideal for families or those seeking extra space.

As you enter, you are welcomed by a large dual-aspect lounge, complete with a delightful bay window that floods the room with natural light, creating a warm and inviting atmosphere. The Kitchen/Diner is well-equipped with an integrated oven and hob, providing a perfect space for culinary enthusiasts to create and entertain.

The bungalow features a modern Worcester Bosch combi boiler, ensuring efficient heating and hot water throughout the year. Additionally, an attached single garage offers convenient storage or parking options, enhancing the practicality of this lovely home.

Located in a highly sought-after area, this property presents endless possibilities for personalisation and expansion, allowing you to truly make it your own. Whether you are looking to downsize, invest, or find your forever home, this bungalow is a must-see. With its blend of charm, space, and potential, it is sure to attract considerable interest. Don’t miss the opportunity to view this exceptional property.

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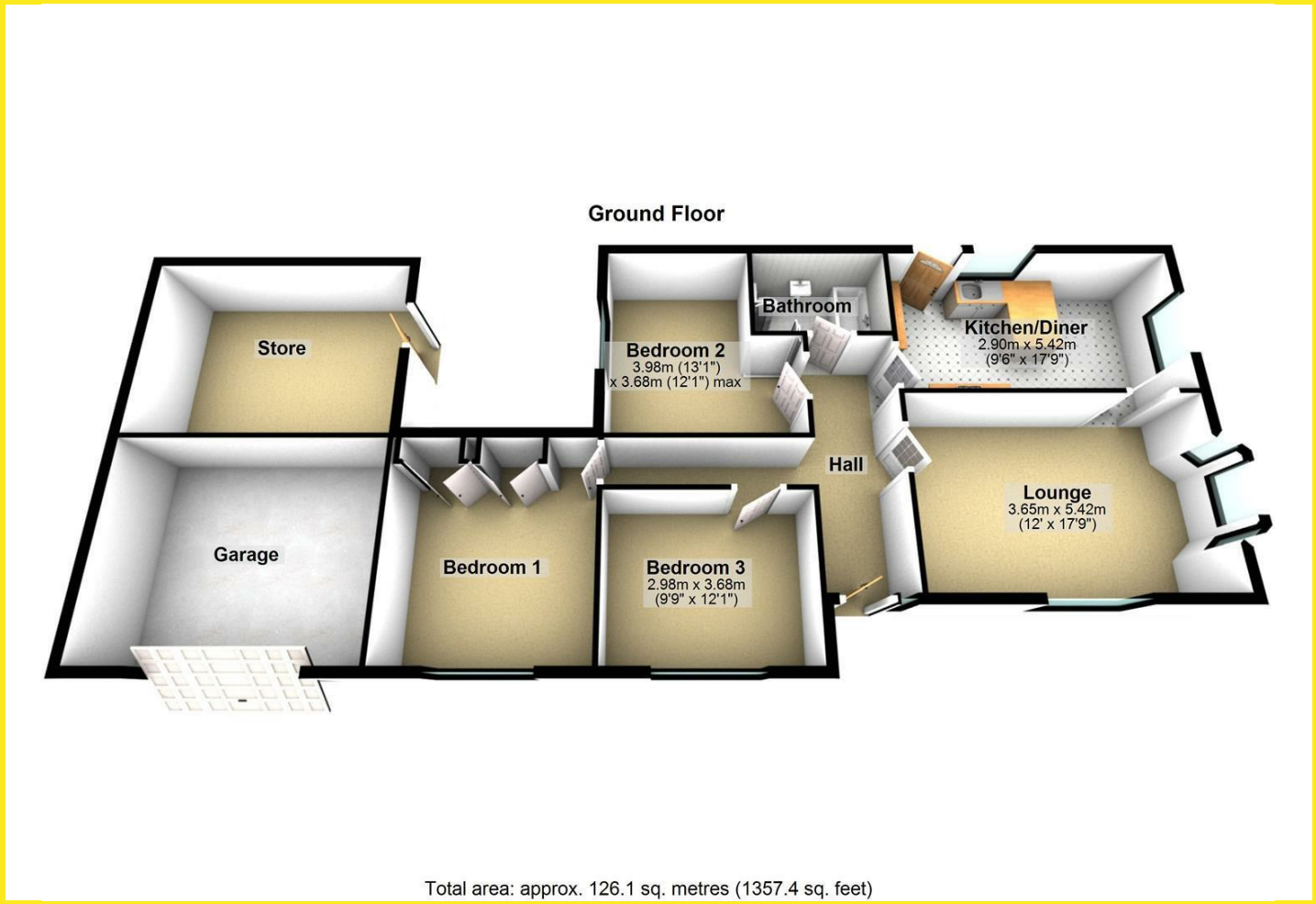
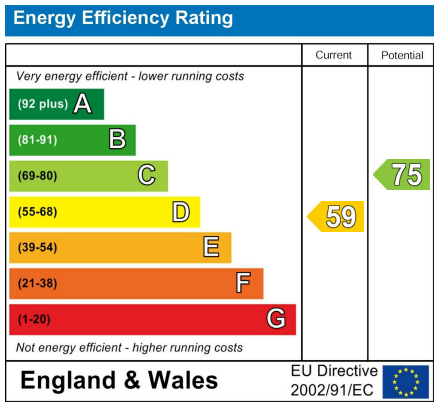
## Floor Plan




Total area: approx. 126.1 sq. metres (1357.4 sq. feet)

## Area Map

## Energy Efficiency Graph




## Directions

From our Sherburn In Elmet office turn right to the traffic lights. Turn right onto Moor Lane and continue over the mini roundabout and straight across the next roundabout to the next roundabout. Continue straight across that round about and over the railway bridge. At the next roundabout turn left and continue to Church Fenton. Upon entering the village turn left at the mini roundabout onto Station Road and take the first left turning after the Community Store onto Oakwood Close and take the first right turning where the property can be located on the corner plot.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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