



St. Marys Place | Church Fenton | LS24 9FY

Chain Free £435,000

Four Bedroom Detached Home | Council Tax Band E | EPC B

**Emsleys** | estate agents

\* FOUR BEDROOM DETACHED FAMILY HOME \* LARGE DINING KITCHEN \* TWO EN-SUITE SHOWER ROOMS \* INTEGRAL GARAGE & PARKING \*

Presenting this modern four bedroom detached house, situated within a small cul-de-sac, located with convenient access to local train station and green spaces. Newly built just five years ago, this family residence combines contemporary features with practical living spaces, perfect for today's discerning buyers.

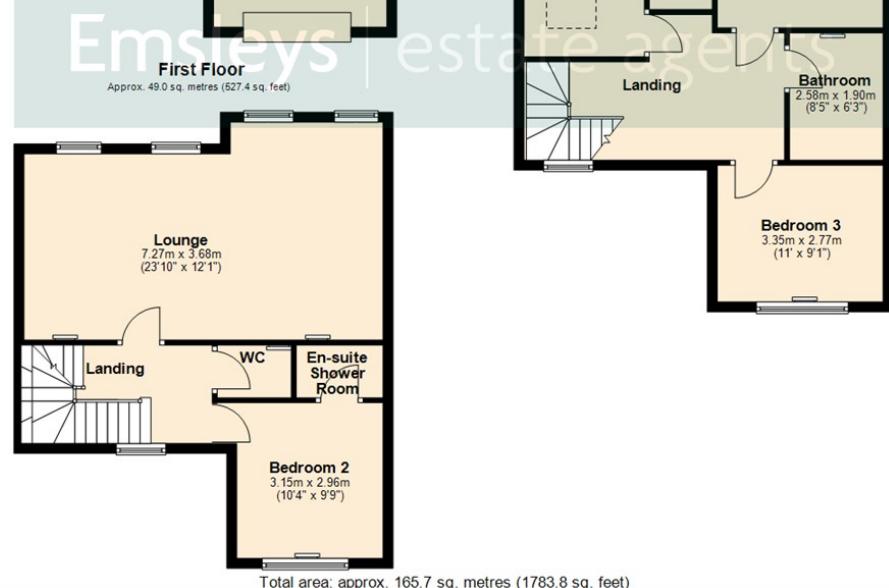
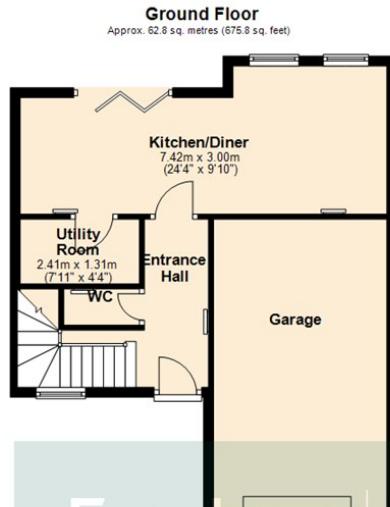
This home boasts four well-proportioned bedrooms, including a master bedroom with en-suite facilities and a second double bedroom also benefiting from an en-suite. The third bedroom is a double, while the fourth is a comfortable single room – ideal for a nursery or study.

Accommodation over three floors consists of an open-plan kitchen which is beautifully appointed with quartz counter tops, a practical utility room, dining space, and a bright breakfast area enhanced by bi-fold doors that seamlessly connect the interior to the rear garden - not to mention a range of integral appliances.

A family bathroom serves the upper floor, while a convenient ground floor WC adds to the home's functionality. Parking is never a concern, thanks to an integral single garage, a double driveway, and additional dedicated parking, catering for multiple vehicles or visitors. The private garden offers a tranquil retreat, perfect for outdoor dining or family activities.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

