



## 2 Ash Grove

Church Fenton, LS24 9QU

### Offers Over £200,000

**\*\*CHAIN FREE \*\* DETACHED GARAGE / WORKSHOP SPACE \*\* CLOSE TO LOVELY DOG WALKS \*\*** Sitting on the edge of Church Fenton, this delightful terraced house on Ash Grove is an ideal home for those seeking a blend of comfort and community. With three well-proportioned bedrooms and a welcoming reception room, this property offers a warm and inviting atmosphere perfect for both relaxation and entertaining.

The house features a ground floor shower room, ensuring convenience for everyday living.

One of the standout aspects of this property is the parking space available for two vehicles, a rare find in such a lovely area.

The community surrounding this home is truly fabulous, boasting superb amenities that cater to all your needs. With an eclectic mix of the local store, pubs, cafe, a highly regarded and tasty Indian restaurant and take-a-way or recreational facilities, everything is within easy reach.

For those who enjoy the great outdoors, the nearby rural dog walks provide a picturesque setting for leisurely strolls and outdoor activities.

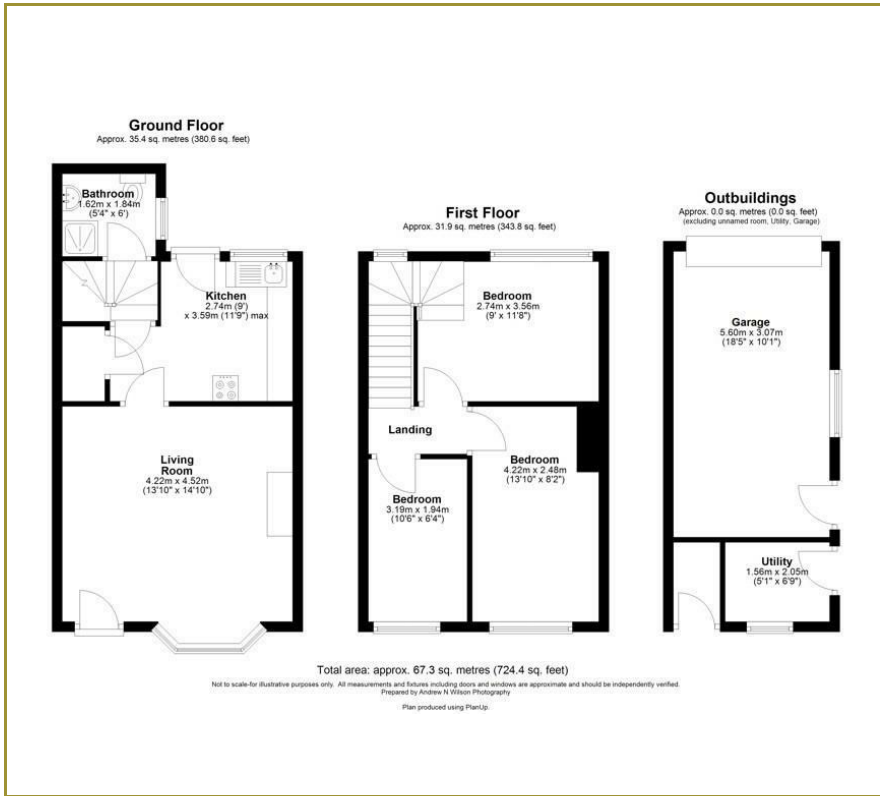
Transport links are excellent, with regular train services to York, Leeds, Meadowhall and even Blackpool...and all the stops in between, making this location perfect for commuters and those who enjoy exploring the wider region.

This property is ready for new owners to move in and make it their own. If you are looking for a charming home in a vibrant community, this terraced house in Church Fenton is not to be missed.

- **\*\* CHAIN FREE \*\***
- Large Rear Detached Garage / Workshop
- 3 Bedrooms
- Spacious Lounge with Open Fire
- Ground Floor Shower Room
- Re-decorated Throughout
- Some New Flooring
- Smelling Lovely and Spotlessly Clean
- Fabulous Village Location
- Close to Train Station



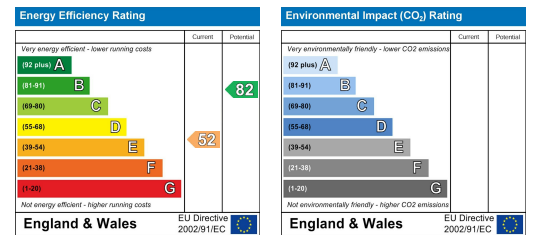
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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