



Busk Lane, Church Fenton, Tadcaster

£850,000

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# S

Est. 1871

## Busk Lane, Tadcaster LS24 9RJ

£850,000

A modern three storey detached house offering over 3,000 sq.ft. of family living accommodation, and featuring a superb living kitchen, master and guest suites, and a double garage with generous rear gardens.

This architecturally designed home offers stunning 5 bedrooms, contemporary living accommodation, finished to the highest specification. The property occupies an enviable position set within the heart of Church Fenton and enjoying a delightful open rear aspect across the village sports field.

Internally, the property is accessed via a composite front entrance door into a spacious reception hall having a staircase leading to the first floor accommodation with glass balustrade. There is a built-in under stairs storage cupboard and downstairs cloakroom having a low flush W.C., and bracketed wash hand basin with tiled splashbacks and heated towel rail.

The principal reception room is a spacious lounge located at the front of the property having a mounted television aerial point. The lounge leads through into a separate dining room, currently set up as a snooker room, having bifold doors to the rear elevation leading out onto the gardens beyond.

Without doubt the feature room of the property is the stunning open plan breakfast kitchen, having a modern range of built-in base cupboards with fitted worktops and inset stainless steel sink unit to the side elevation. Included within the sale are twin NEFF electric ovens with a separate 4-point induction hob unit with central extraction. There is a pull-out pantry cupboard, integrated fridge and freezer unit, as well as a built-in dishwasher and wine cooler. The kitchen offers ample space for a freestanding dining table, as well as a fitted breakfast bar with bifold doors leading out onto the rear garden.

Adjoining the kitchen is a separate utility room, having an additional kitchen matching range of high and low level storage cupboards with inset sink unit, plumbing for a washing machine and American style fridge freezer unit as well as space for a tumble dryer. There is integral garage access and a double glazed rear





Tenure: Freehold.  
Broadband Coverage: Up to 1000\* Mbps download speed.  
EPC Rating - B  
Council Tax: G - North Yorkshire Council  
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



entrance door.

The ground floor accommodation is completed by a snug/study which has additional understairs storage and a television aerial point. The entirety of the ground floor accommodation features underfloor heating.

The first landing has a contemporary radiator in addition to a turn staircase which leads to the second floor bedroom, again with a glass balustrade.

The master bedroom is located at the rear of the house, having twin contemporary radiators and a built-in dressing room with open fronted wardrobes and low level draws. There is an ensuite shower room having a contemporary W.C., and wash hand basin in addition to a walk-in shower cubicle with drying bay, twin toiletry displays, and full height tiled splashbacks. The ensuite also benefits from an extractor fan, heated towel rail, and ceiling down lighters. Bedroom 2 also features a walk-in L shaped dressing room with open fronted wardrobes and low level draws. Bedroom 3 is a further spacious, double room located at the front of the house, with bedroom 4 being a substantial, double room positioned over the garage which is currently used as a games room and features twin double glazed Velux roof lights.

The house bathroom has a superb, 4-piece suite comprising his and hers wash hand basins set in a vanity surround in addition to a low flush W.C., and freestanding bath with mixer taps.

The internal accommodation is completed by the second floor guest bedroom which includes an ensuite shower room, having a low flush W.C., wash hand basin, and double fronted shower cubicle with waterproof panelled splashbacks. There is a heated towel rail, and both the bedroom and ensuite have double glazed Velux roof lights.

The property itself is entered through a pillared frontage onto a substantial, gravelled front driveway which provides off street parking for numerous vehicles. The driveway in turn gives access to the double garage which has a remote activated garage door and is equipped with light and power. The property's front garden is enclosed by walled boundaries and includes a number of raised herbaceous borders. There is gated access down the side of the property through into the rear.

Running full width across the rear elevation is a substantial patio, ideal for outside entertaining. The patio steps down onto a primary lawned garden with central raised borders and a dividing hedge line and gate which leads through into the secondary garden which adjoins the village playing fields. The secondary garden is extensively laid to lawn with surrounding hedged and fenced boundaries, being a perfect space for football or trampolining.

N.B. The Property is one of 4 houses granted consent within this select and private site. there are two properties that remain to be built.

## Partners:

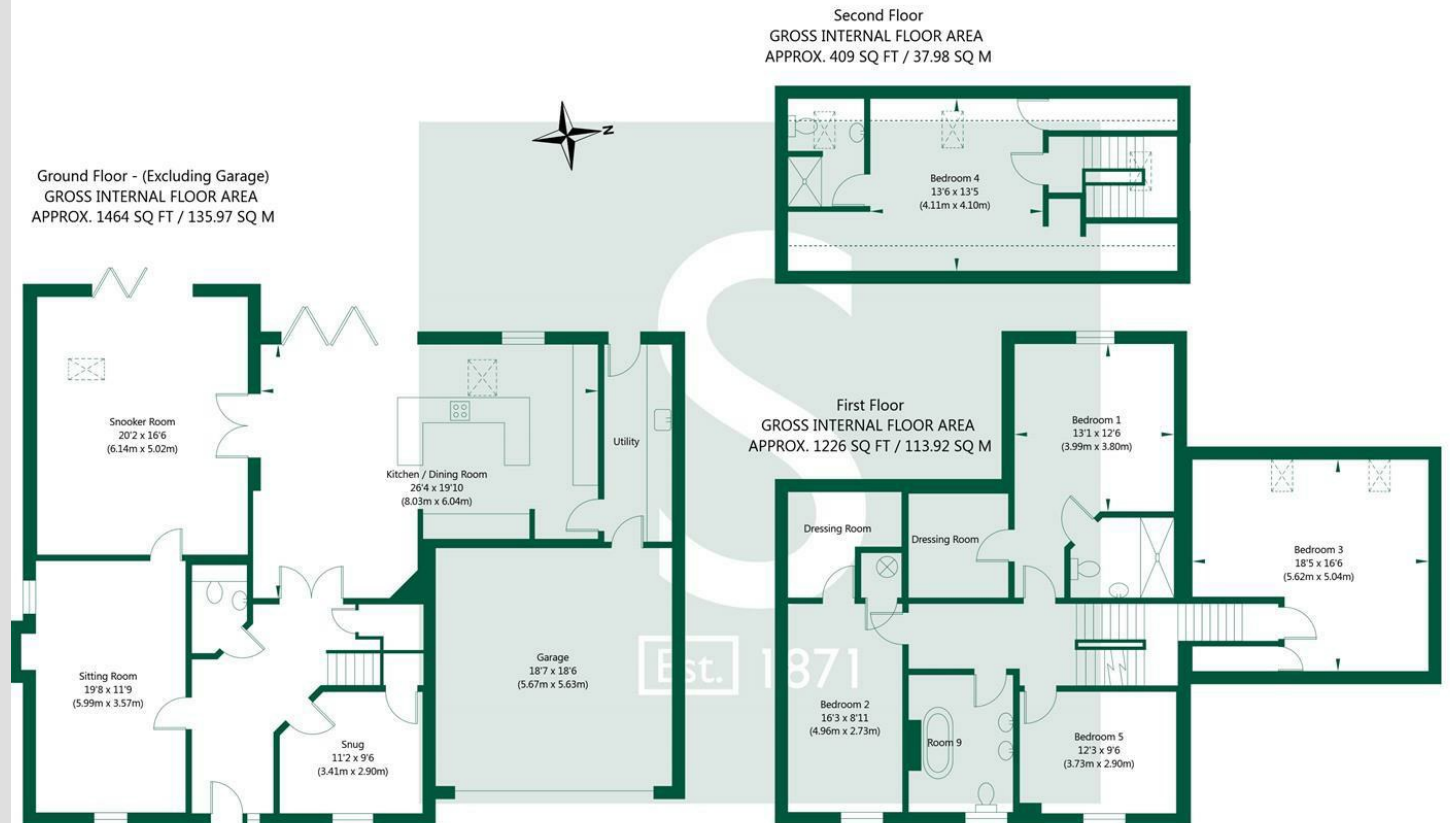
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 APPROXIMATE GROSS INTERNAL FLOOR AREA 3099 SQ FT / 287.87 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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