

# Park Row

The proactive estate agent



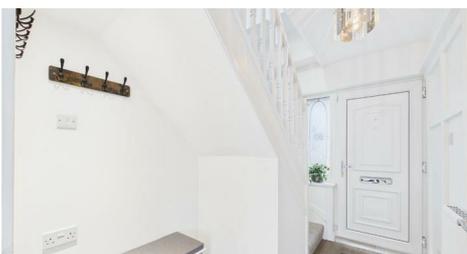
**Station Road, Church Fenton, Tadcaster, LS24 9RA**

**Offers In Excess Of £280,000**



**\*\*SEMI-DETACHED\*\*THREE BEDROOMS\*\*AMPLE OFF STREET PARKING\*\*SPACIOUS GARDENS\*\*GARAGE\*\*NO ONWARD CHAIN\*\*FANTASTIC RAIL LINKS TO YORK/LEEDS/LONDON KINGS CROSS\*\*UTILITY ROOM\*\*WELL-PRESENTED THROUGHOUT\*\*IDEAL FOR FAMILIES\*\*SOUGHT AFTER VILLAGE LOCATION\*\***

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



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## INTRODUCTION

Nestled on Station Road in the charming village of Church Fenton, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,006 square feet, this three-bedroom property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious living dining room, which provides an inviting space for relaxation and entertaining. The well-appointed utility room adds practicality to daily living. The property boasts a modern bathroom and w/c, catering to the needs of a busy household and enhancing the overall functionality of the home.

The rear garden is a lovely feature, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking is available, offering convenience and peace of mind for residents and their guests.

The property is ideally situated within walking distance of Church Fenton railway station, offering excellent commuter links. Regular services provide direct access to York (approximately 10 minutes), Leeds (approximately 20 minutes) and London King's Cross (approximately 2 hours 15 minutes), making it perfectly suited for both local and long-distance travel.

With its desirable location in Church Fenton, this property is well-connected to local amenities and transport links, making it an excellent choice for those commuting or seeking a vibrant community atmosphere. This semi-detached house is not just a home; it is a lifestyle opportunity waiting to be embraced.

## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a white uPVC door which leads into;

### ENTRANCE HALL

6'2" x 9'0" (1.88 x 2.75)



A double glazed decorative obscure window to the front elevation, a central heating radiator, a staircase which leads to the first floor accommodation, an understairs storage area and an internal wooden door with a glass panel within which leads into;

### LOUNGE/DINING ROOM

16'1" x 18'3" (4.92 x 5.57)



A double glazed window to the front and a further double glazed window to the rear elevation, double glazed patio doors which lead out to the rear elevation, two grey cast-iron central heating radiators, a decorative fire place with white beam above and a black hearth plus an internal door which leads into;



**KITCHEN**  
7'4" x 12'7" (2.24 x 3.85)



A double glazed window to the rear elevation, a white uPVC door with an obscure double glazed panel within leads to the side elevation, a grey vertical central heating radiator, cream wall and base units surrounding, built in electric oven, four ring electric hob with a built in extractor fan over and tiled splashback behind, composite drainer sink with chrome taps over and an internal door with glass panels within which leads into;



heating radiator, houses the boiler, space and plumbing for a washing machine and space for a fridge freezer.

## FIRST FLOOR ACCOMMODATION

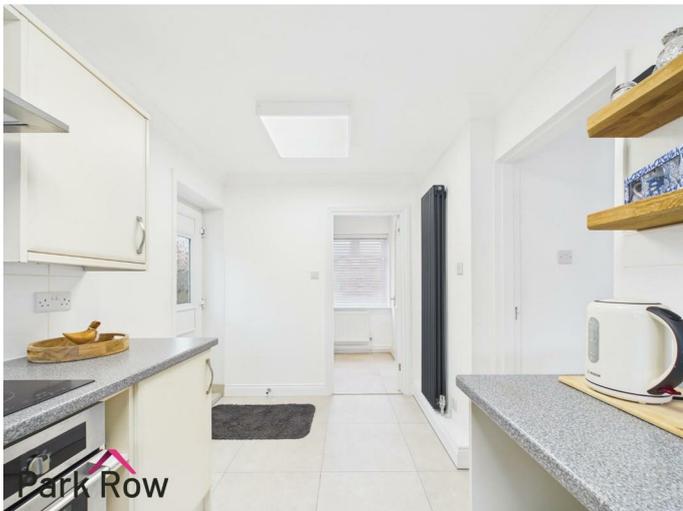
### LANDING

8'9" x 2'11" (2.69 x 0.89)

Loft access and internal doors which lead into;

### BEDROOM ONE

13'5" x 9'1" (4.10 x 2.79)



A double glazed window to the front elevation, a central heating radiator and an internal door which leads to a storage cupboard.

### UTILITY ROOM

6'9" x 5'5" (2.08 x 1.66)



A double glazed window to the front elevation, a central

## BEDROOM TWO

13'8" x 8'11" (4.17 x 2.73)



A double glazed window to the rear elevation and a central heating radiator.

## BEDROOM THREE

7'0" x 12'5" (2.15 x 3.81)



A double glazed window to the front elevation and a central heating radiator.



## BATHROOM

7'4" x 5'5" (2.24 x 1.67)



An obscure double glazed window to the rear elevation and a white suite comprising of; a pedestal hand basin with chrome taps over, a panel bath with chrome taps over, a mains mixer shower over and a black glass panel shower screen, a central heating radiator, fully tiled around the bath and half-tiled to the remaining walls.

## WC

2'5" x 5'4" (0.75 x 1.65)



An obscure double glazed window to the rear elevation and a white close coupled WC.

## FRONT



To the front of the property there is a decorative stone driveway with multiple spaces for parking, a paved pathway which leads to the entrance door, an area filled with decorative stones and a mature bush, an established tree, access into the garage, a further paved pathway which leads to the door at the side leading into the kitchen and also through to the rear garden.

## REAR



Accessed via the pathway at the front of the property or through the double doors in the lounge/dining room where you will step out onto; a spacious paved area with space for seating, space for a storage shed, borders filled with decorative stones, mature bushes, behind to the garage and to the right hand side there is further garden space, access into the garage, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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### **GARAGE**

**23'9" x 7'6" (7.26 x 2.30)**

Accessed via the doors from the driveway and includes; space for storage, a glazed window to the side elevation and a uPVC door which leads out to the rear garden.

### **AERIAL**



### **HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### **MAINS UTILITIES, BROADBAND, MOBILE COVERAGE**

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains/Metered



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Broadband: Fibre (FTTP)  
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## OPENING HOURS

Mon - Fri 9.00am to 5.30pm  
Saturday - 9.00am to 1pm  
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRACT & CASTLEFORD - 01977 791133

## VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

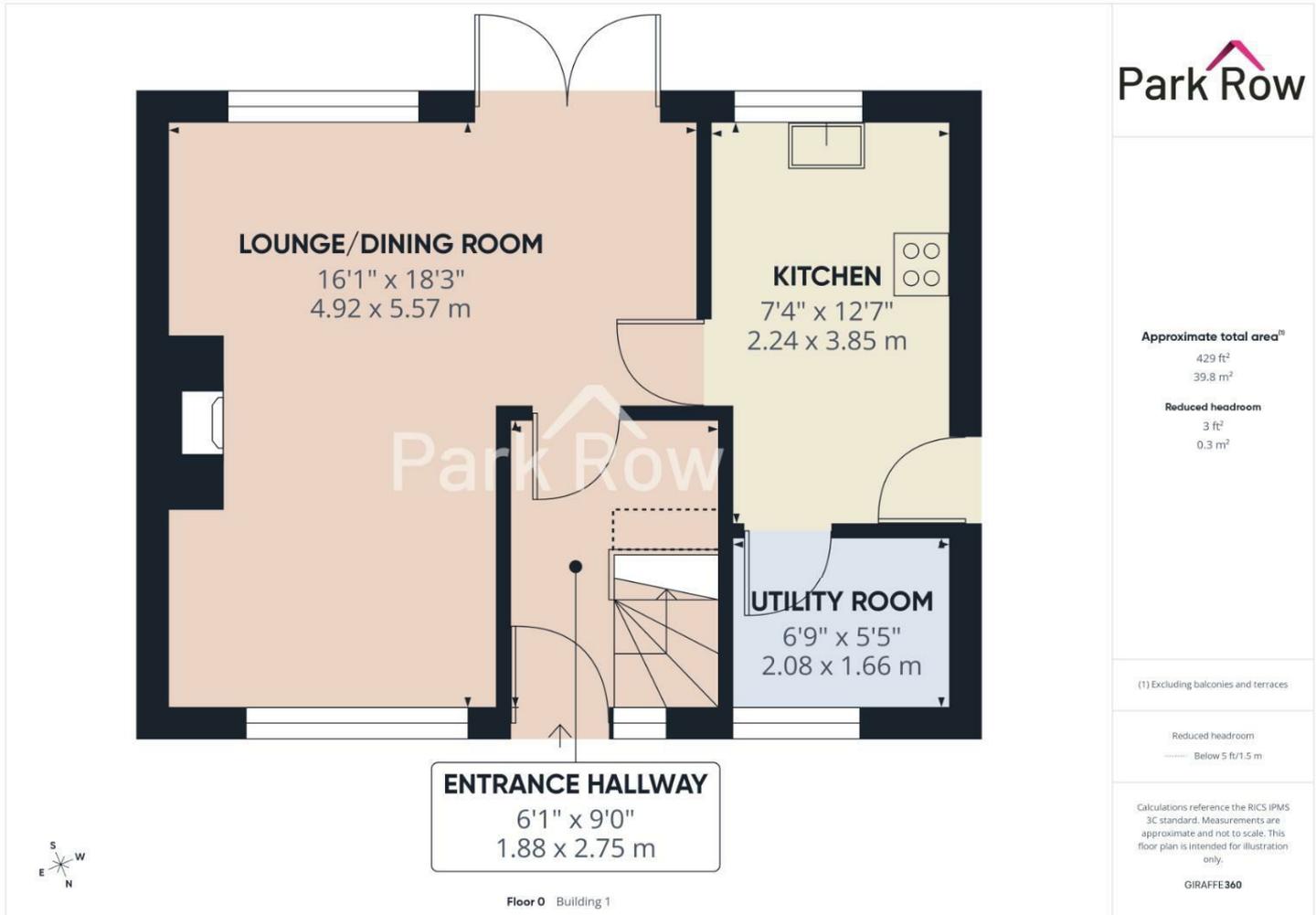
## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are

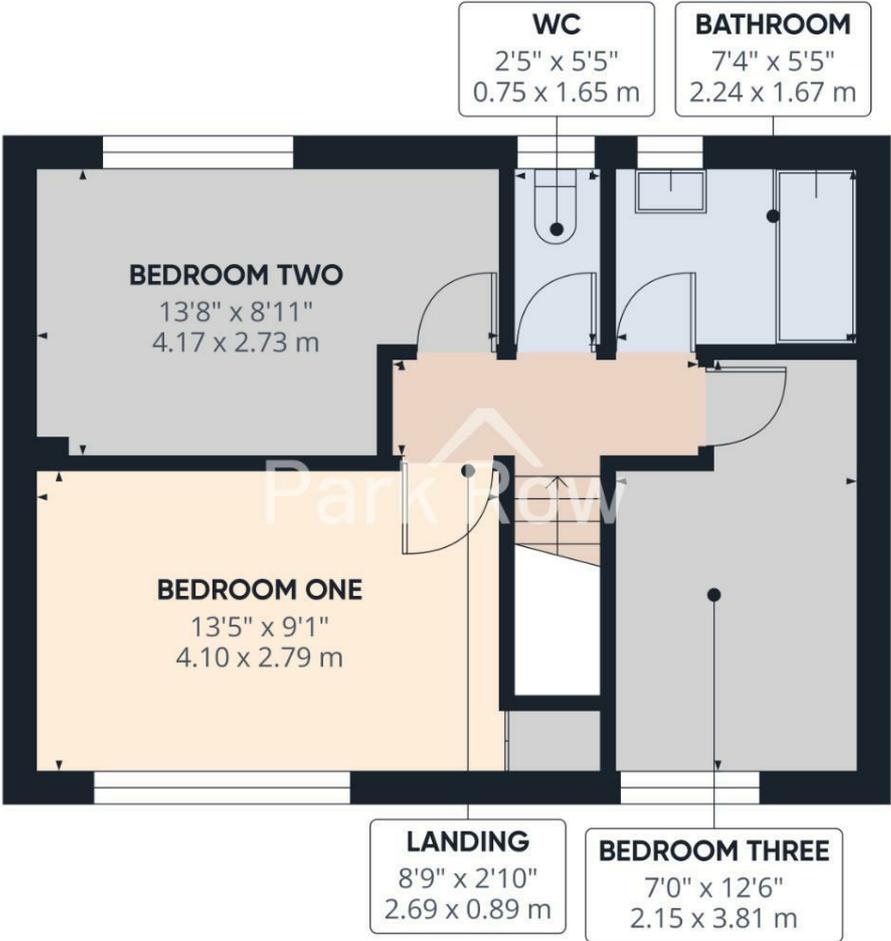
unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.



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Approximate total area<sup>(1)</sup>  
399 ft<sup>2</sup>  
37 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1





Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**  
828 ft<sup>2</sup>  
76.8 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

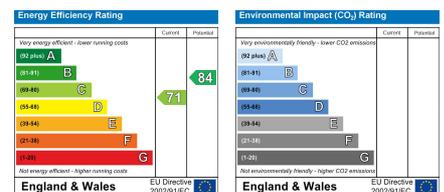
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