



Hawker Grange | Church Fenton | LS24 9GE

£290,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating C

Emsleys | estate agents

INCREDIBLE HOME. STUNNING THROUGHOUT. SUMMER HOUSE. LANDSCAPED GARDEN.

This three-bedroom semi-detached house is offered for sale in the sought after village of Church Fenton, near Tadcaster, and presents an immaculate interior with practical modern features. The accommodation includes one reception room, a fitted kitchen, two bathrooms and a WC to the ground floor, complemented by gas central heating and PVCU double glazing.

Externally, the property benefits from off-street parking and a private garden, together with a useful summer house, ideal for those entertaining or seeking a dedicated workspace or studio separate from the main house, along with a workshop.

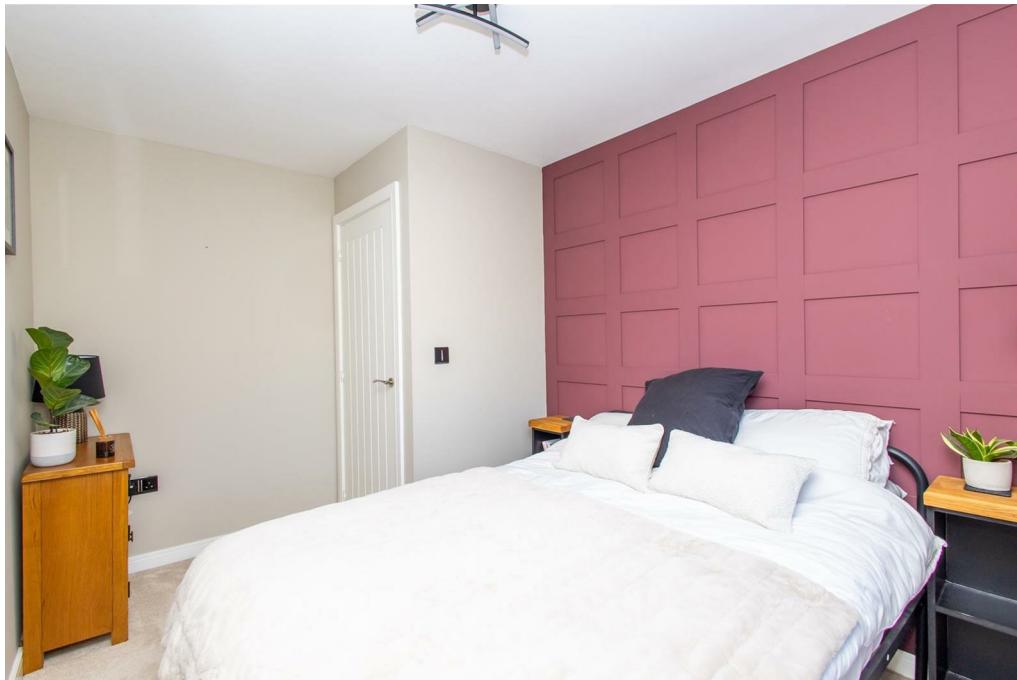
Church Fenton is known for its green spaces and attractive walking routes, making it appealing to those who enjoy the outdoors. Local countryside footpaths connect the village to surrounding farmland and nearby villages, providing a variety of options for leisure walks and cycling.

The property is well placed for access to everyday amenities in Tadcaster and the wider area, including shops, cafés and services. Families will find a selection of primary and secondary schools in Tadcaster and surrounding villages, reachable by car or local bus services.

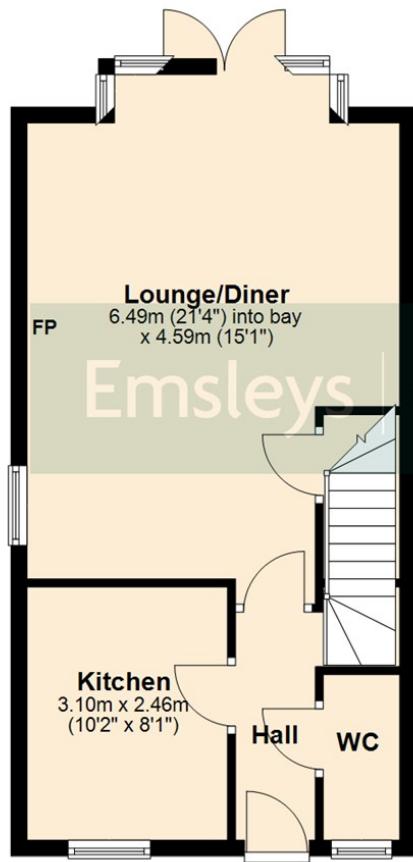
Transport connections are a key feature of this location. Church Fenton railway station provides regular services to York and Leeds, with journey times typically around 15–25 minutes, making it a suitable base for commuters. From York, onward connections are available to London, Newcastle and other major UK cities. Road links via the A64 and A1(M) place Leeds, York and Harrogate within reasonable driving distance.

Overall, this three-bedroom semi-detached house for sale combines modern comforts with access to countryside, amenities and strong regional transport links.

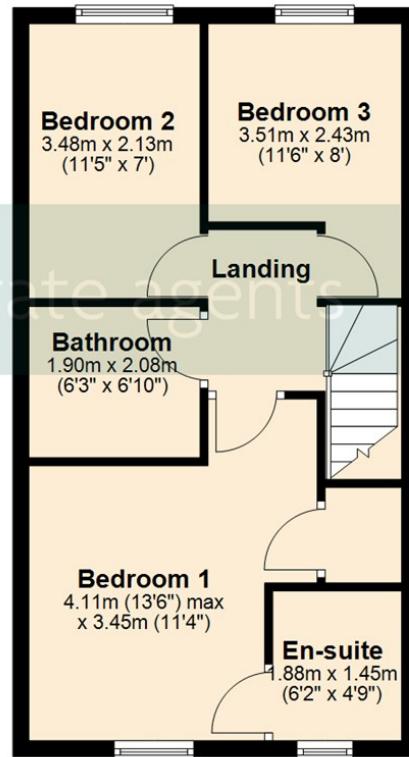




Ground Floor
Approx. 57.3 sq. metres (617.2 sq. feet)



First Floor
Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 99.1 sq. metres (1066.6 sq. feet)

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.

