



Hawker Grange | Church Fenton | LS24 9GE

£260,000

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

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\*\*\*SOUGHT AFTER LOCATION. WELL PRESENTED. LANDSCAPED GARDEN TO REAR.\*\*\*

A stunning and stylish three bedroom, two-bathroom semi-detached family home that must be seen to be fully appreciated. In brief the property comprises; a spacious and welcoming reception hall with downstairs WC and staircase leading to first floor accommodation. The living room is a great size having French doors leading out to the rear garden, and ample space for a dining table and chairs. The fabulous, modern kitchen comprises, electric oven, gas hob and space for a fridge freezer and washer dryer.

To the first floor are three well-proportioned bedrooms, with the main bedroom being serviced by a modern en-suite. The contemporary family bathroom has three-piece white suite with attractive tiled walls and flooring.

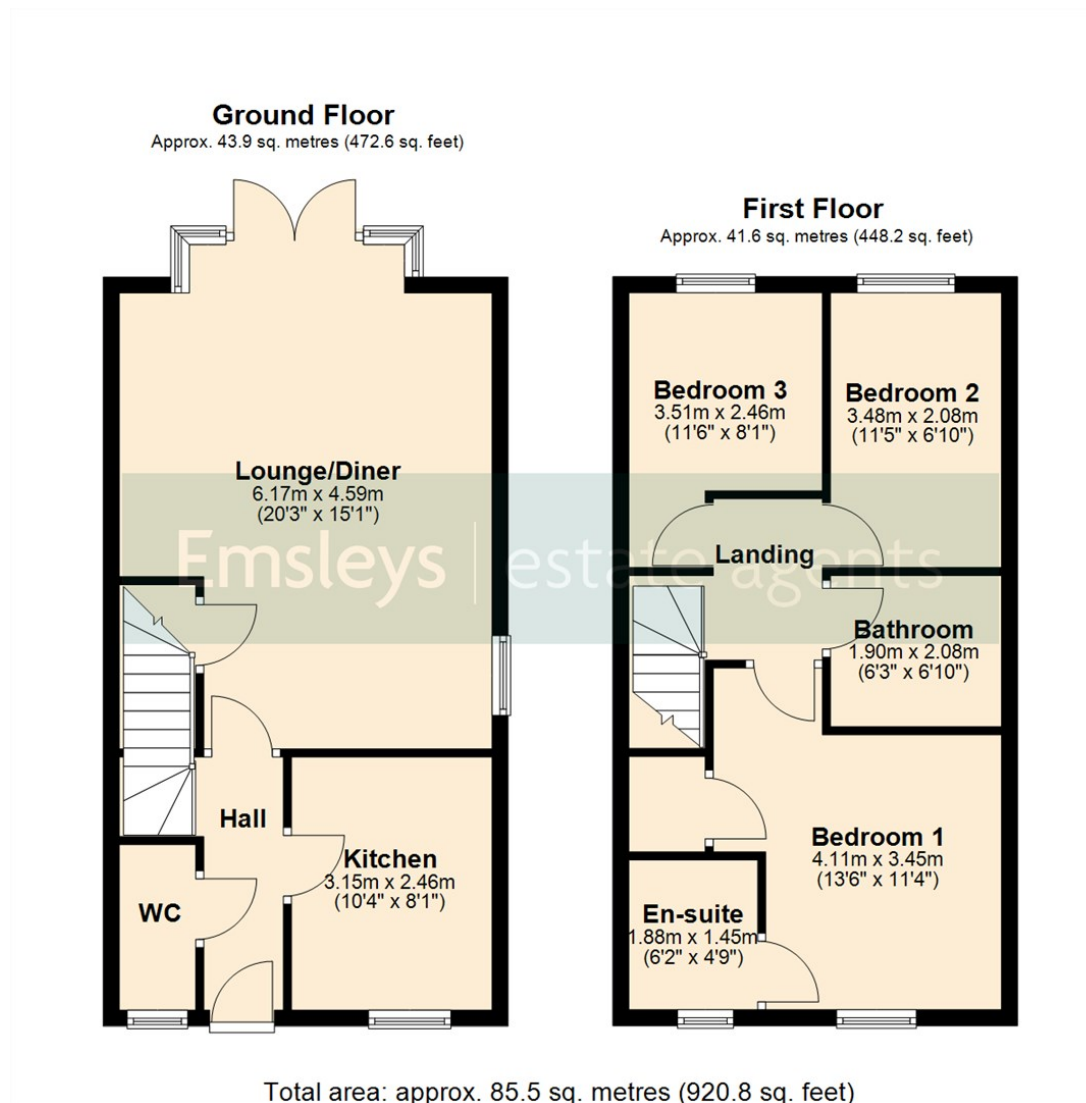
The rear garden is a beautiful and well maintained, being predominantly laid to lawn with a lovely seating area. Ideal for outdoor entertaining or alfresco dining.

This brilliant home is situated in the highly popular village of Church Fenton and is a perfect commuting haven with its village railway station providing links to York (10 mins), Leeds (20 mins) and further afield into Manchester (1hr15) and Central London (2hrs 25). The village has a range of local amenities including public houses, post office/general store and junior school together with recreational sports facilities to include bowls and Cricket Club. Tadcaster and Sherburn in Elmet provide nearby further amenities. Call us now to arrange your viewing.









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.

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