



Bridge Close | Church Fenton | LS24 9GZ

£245,000

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

Emsleys | estate agents

**\*\*\*RARE OPPORTUNITY. FAR REACHING VIEWS OVER FIELDS. TUCKED AWAY POSITION.\*\*\***

This two-bedroom semi-detached house is offered for sale in the popular village of Church Fenton, near Tadcaster. Presented in immaculate condition, the property benefits from PVCu double glazing and gas central heating, providing efficient and comfortable living.

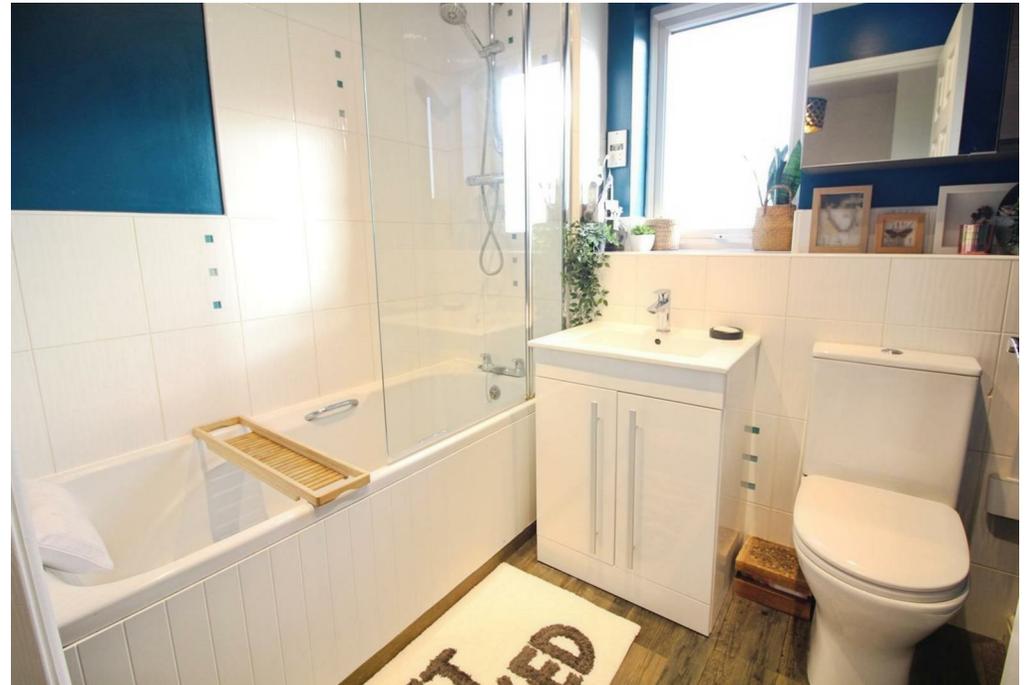
The ground floor includes a well-planned kitchen, WC, and a reception room with direct access to the garden. Outside, there is off-street parking and a private garden with far reaching views of countryside, further enhanced by a useful garden workshop, ideal for home working or hobbies.

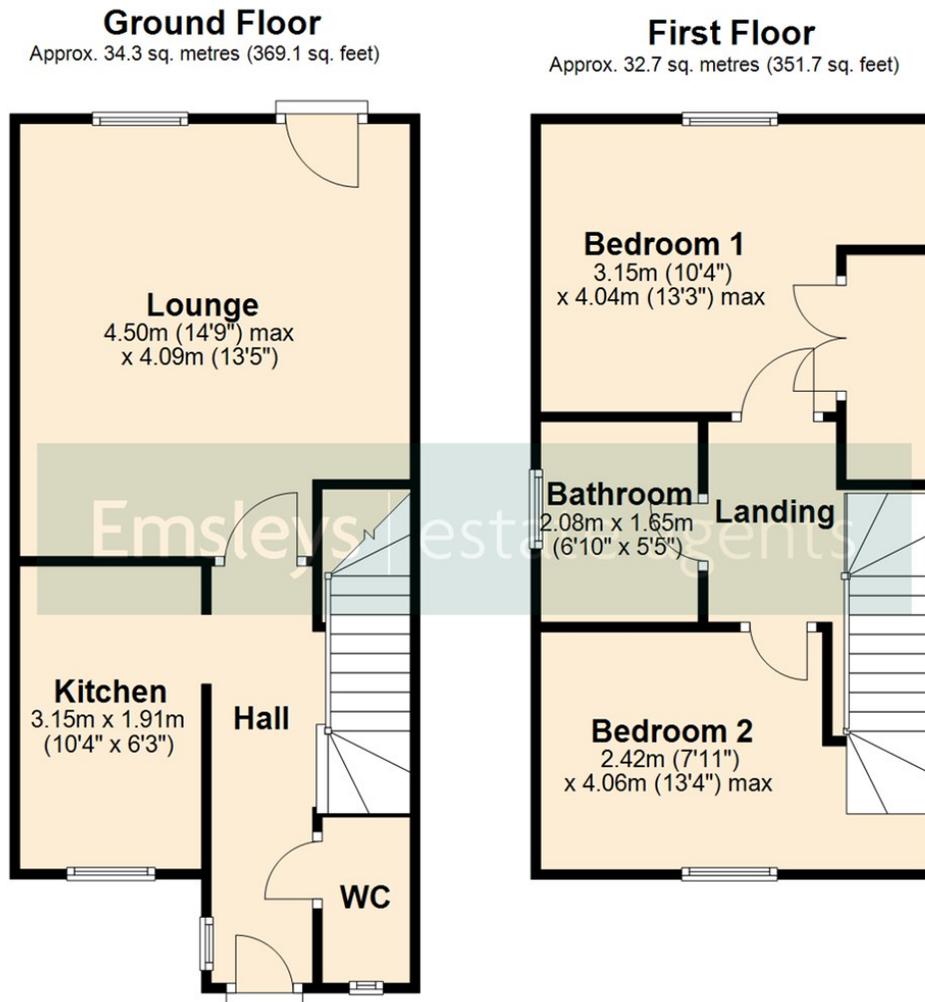
Church Fenton is a well-regarded village with good local amenities, including a primary school, village shop and local pubs. There are attractive green spaces and walking routes in and around the village, with open countryside close by. Additional facilities, supermarkets and further schooling options can be found in nearby Tadcaster and Sherburn-in-Elmet.

Public transport links are a key advantage of this location. Church Fenton railway station is within easy reach, offering regular services to Leeds, York and Hull. Typical journey times are around 20–25 minutes to both Leeds and York, making this an appealing option for commuters. Road links are also convenient, with access to the A1(M) and A64 for travel across the region.

This property will suit buyers seeking a well-maintained two-bedroom home with parking, garden and dedicated garden office space in a village setting with strong transport connections and access to green spaces.







Total area: approx. 67.0 sq. metres (720.8 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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ

t: 01977 680088    [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents