



Bridge Close | Church Fenton | LS24 9GZ

£280,000

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

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TUCKED AWAY LOCATION. WELL PRESENTED THROUGHOUT. VIEWS TO REAR. GARAGE CONVERSION.

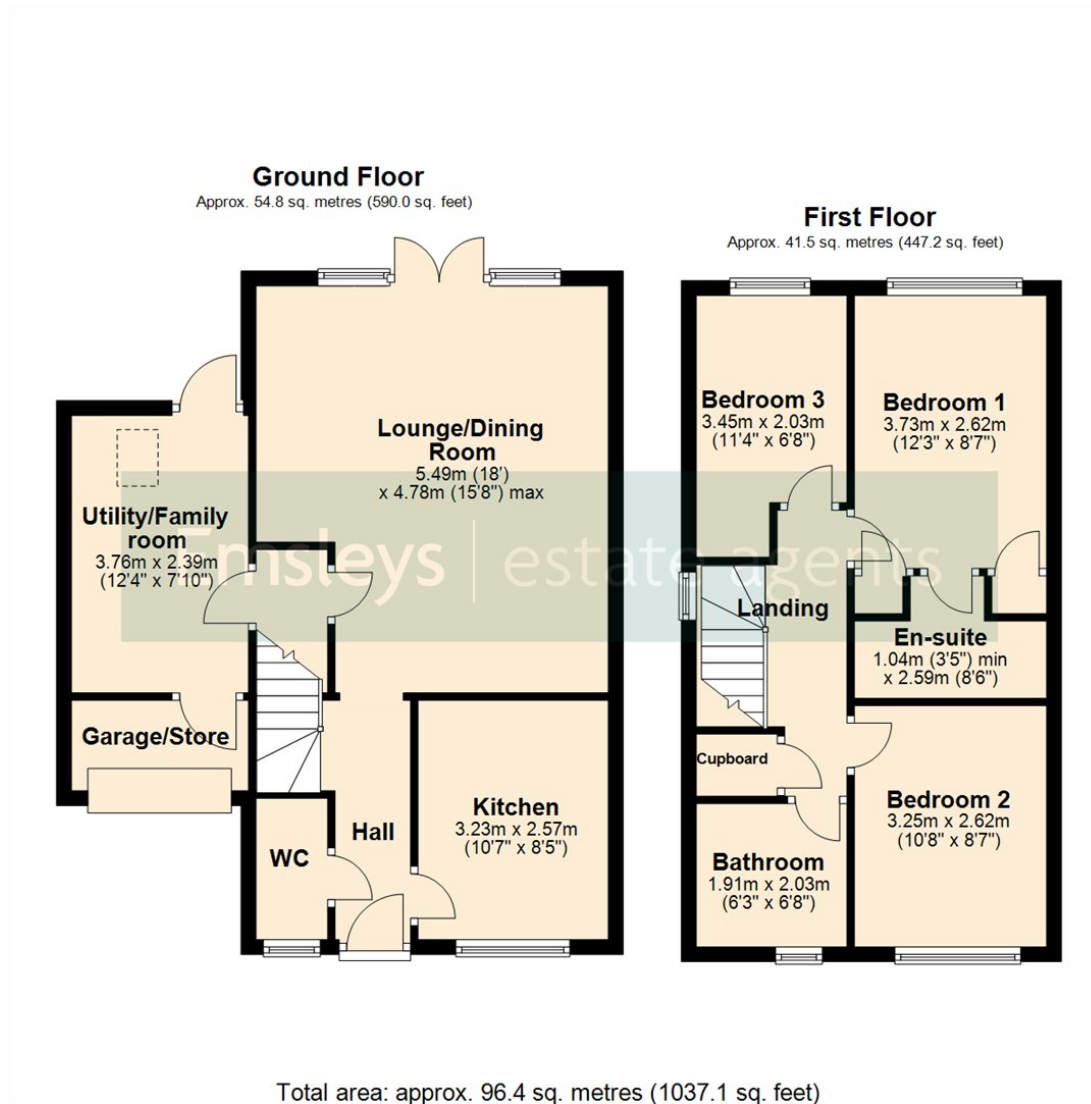
An exceptional home set with delightful views to the rear. The property briefly provides three bedrooms with en-suite to master and benefits from gas central heating and PVCu double glazing. The garage has been partly converted, offering an additional versatile room currently used as a utility by the current vendor, which has the potential for other uses due to its size. There is a well-proportioned modern fitted kitchen and a bathroom. Off-street parking and an enclosed garden with view to the rear.

Located in a sought after area, the property is within easy reach of local green spaces. Church Fenton offers a peaceful residential setting, as well as convenient access to Sherburn in Elmet and local walking routes surrounding the village. Public transport links are strong in this area. Church Fenton railway station is nearby, providing regular services to Leeds (approximately 30 minutes) and York (less than 20 minutes), making it an excellent choice for commuters. Additionally, bus routes connect the village with surrounding towns.

This property's parking, garden, and additional reception space present a practical choice in a sought after location with easy access to transport, schooling, and local amenities. Viewing is recommended to appreciate the features and setting.







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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