



Sandwath Drive | Church Fenton | LS24 9US

Guide Price £400,000

Five bedroom detached family house | Excellent size | EPC rating C

Emsleys | estate agents

*****EXCELLENT SIZED EXTENDED FAMILY HOME - AMAZING PLOT - SUPERBLY PRESENTED- GUIDE PRICE £400,000.00 to £405,000.00*****

Absolutely fabulously presented throughout is this delightful home set over three floors and on an unbelievably sized plot. Having ample parking with a double tarmac drive and a further hard standing area, (ideal for a caravan), leading to a double garage which has two single up-and-over doors. PVCu double-glazing and gas central heating. Briefly comprising; entrance hall, guest WC, lounge, kitchen/dining/family room and utility room. The first floor has four well appointed bedrooms with an en-suite to the master and a further bathroom servicing the remaining three and a fifth bedroom to the second floor level, again having en-suite facilities. To the rear, the gardens are well manicured and landscaped being laid to lawn area on one level and a flagged area on the other with an outlook over fields. Close to A1/M1/M62 motorway links and Selby, Leeds and York are all in close proximity. Overall a fabulous example of a five bedroom, extended, detached family home. Call now 24 hours a day, 7 days a week to arrange your viewing.

Ground floor

Hall

Composite entrance door, two central heating radiators, laminate flooring, stairs to first floor landing with storage cupboard beneath and doors accessing the lounge, guest WC and kitchen.

Guest WC 1.91m x 1.47m (6'3" x 4'10")

Push flush WC, pedestal wash hand basin with splashback tiling, storage cupboard under the stairs, tiled flooring, single panel central heating radiator and PVCu double-glazed frosted window with a tiled sill.

Lounge 5.31m x 3.61m (17'5" x 11'10")

Good sized family room with a focal fireplace, two single panel central heating radiators, continuation of laminate flooring from the hall and PVCu double-glazed windows to the front and side aspects.

Kitchen/dining/family room 7.85m x 4.62m reducing to 3.51m (25'9" x 15'2" reducing to 11'6")

Benefitting from the extension and having a good degree of light from two 'Velux' style windows and a PVCu double-glazed window to the rear aspect. Boasting a modern range

of cream wall and base units with a centre double oven section, complimentary laminate work surfaces with mosaic effect splashback tiling. Inset one and a half bowl stainless steel sink and drainer, four ring gas hob with stainless steel extractor overhead, integrated dishwasher, double panel central heating radiator, laminate flooring, and down lighters. PVCu double-glazed window, French doors to the rear patio and door to the utility room.

Utility room 2.34m x 1.75m (7'8" x 5'9")

Base unit, work surface and splashbacks with stainless steel sink and drainer and wall mounted boiler. Single panel central heating radiator, tiled flooring, double-glazed entrance door to garden, PVCu double-glazed window and door to the integral garage.

First floor

Landing

PVCu double-glazed window to the side aspect, double panel central heating radiator, storage cupboard, stairs to the second floor landing and doors accessing all rooms.

Master bedroom 4.70mx 3.63mmax (15'5"x 11'11"max)

Having a recessed entrance with PVCu double-glazed window, central heating radiator and accessing the main bedroom area. Three built-in double wardrobes, single panel central heating radiator, loft hatch, PVCu double-glazed window to the front aspect and door to the en-suite.

En-suite 2.34m into shower x 1.45m (7'8" into shower x 4'9")

Large twin shower cubicle with bi-fold doors, pedestal wash hand basin and push flush WC. Wood effect 'Cushionfloor', single panel central heating radiator, shaver point, downlighter, extractor and PVCu double-glazed frosted window.

Bedroom 2.84m x 2.69m (9'4" x 8'10")

PVCu double-glazed window to the rear aspect with far reaching views with single panel central heating radiator beneath.

Bedroom 2.97m x 2.87m (9'9" x 9'5")

Built-in wardrobe, single panel central heating radiator and PVCu double-glazed window to the rear aspect with far reaching views.

Bedroom 3.30m x 2.92m (10'10" x 9'7")

Built-in fitted wardrobe, double panel central heating

radiator and PVCu double-glazed window to the front aspect.

Bathroom 2.06m x 1.96m (6'9" x 6'5")

A white three piece suite comprising; a straight panelled bath with shower over and a tiled area, pedestal wash hand basin and push flush WC. Shaver point, extractor, single panelled central heating radiator and PVCu double-glazed frosted window.

Second floor

Landing

Large storage cupboard, PVCu double-glazed window to the side aspect and door to the bedroom.

Bedroom 3.94mx 5.23m (12'11"x 17'2")

Having two built-in wardrobes, a cylinder cupboard, single panel central heating radiator, four 'Velux' double-glazed windows with blinds, PVCu double-glazed window to the front aspect and a door to the en-suite.

En-suite 2.95minto shower x 1.60m (9'8"into shower x 5'3")

Tiled to one wall with pedestal wash hand basin, push flush WC and shower enclosure with door. Single panel central heating radiator, shaver point, extractor, down lighter, wood effect 'Cushionfloor' and 'Velux' double-glazed window.

Exterior

To the front is a tarmac drive with further parking (ideal for a caravan) and access to double garage with two single up-and-over doors. The rear garden is of a good size on two levels, one level being mainly laid to lawn and the other flagged. Steps down to a feature decked bridge and further decked patio with a summer house.

Directions

From our Sherburn In Elmet office turn right onto Low Street towards the traffic lights. Continue straight on through the lights up Finkle Hill and continue out of the village. At the roundabout follow the A162 towards Tadcaster. After about one mile and just after The Ash Tree public house turn right onto Main Street, Barkston Ash. Follow the road through the village and onto Sandwath Lane, continue for approximately 0.75 mile. Just before you reach the railway bridge and the village of Church Fenton, turn left onto Sandwath Drive where the property can be easily identified by the Emsleys for sale board.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents

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.

