



Rowley Close | Church Fenton | LS24 9YW

£275,000

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

**Emsleys** | estate agents

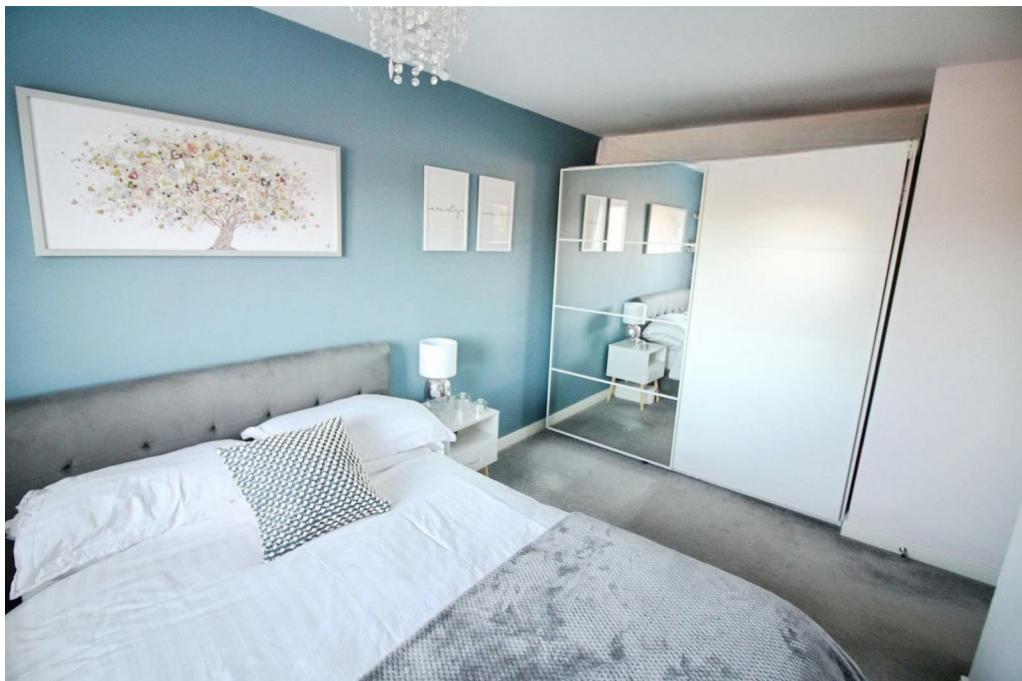
\*\*\*SOUGHT AFTER LOCATION. RARE OPPORTUNITY. WELL PRESENTED MODERN FAMILY HOME.\*\*\*

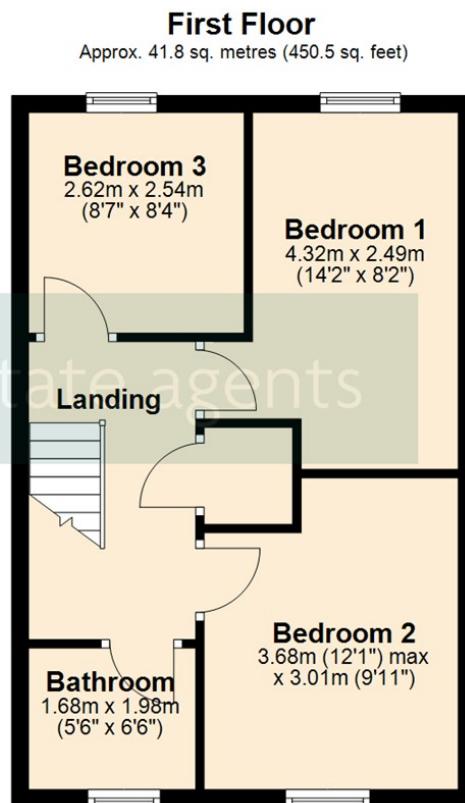
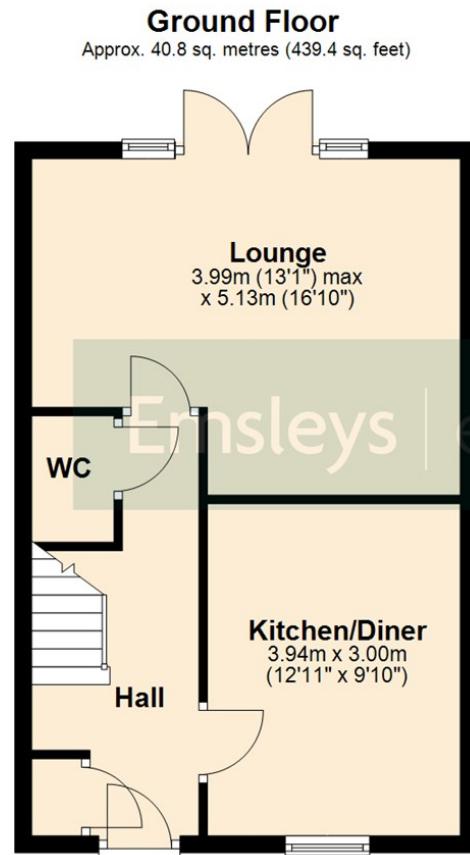
A recently constructed home which is beautifully presented offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The hall has a WC off and the kitchen/diner is well equipped to meet most culinary needs. The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also boasts parking for two vehicles, a valuable asset in this tranquil setting, as well as a large enclosed lawn garden to the rear.

Church Fenton is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities. This home presents a wonderful opportunity to create lasting memories in a lovely environment. Don't miss the chance to make this charming property your own.

Currently the property is owned via a shared ownership leasehold set up, but is being sold with 100% ownership and transfer to full freehold. Call now to arrange your viewing.







Total area: approx. 82.7 sq. metres (889.9 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.

