

*Mike*  
**Dobson**



**4 Rose Lane**

Church Fenton, Tadcaster, LS24 9QS

**£215,000**



## 4 Rose Lane

Welcome to Rose Lane, Church Fenton, Tadcaster - a charming location for this delightful two-bedroom terraced cottage. This property boasts a cosy reception room, perfect for relaxing evenings, a modern fitted kitchen with dining area, main bedroom featuring an en-suite for added convenience, a second bedroom and a family bathroom for guests.

The modern fitted kitchen has a range of integrated appliances to include fridge freezer and dishwasher, as well as provision for a cooker, making this a chefs delight for cooking up homemade meals.

Situated at the rear is a utility area, adding practicality to this lovely home with plumbing for a washing machine, space for a dryer and housing the oil condensing boiler. The property has been renovated throughout with new plumbing and heating system, new electrics and new water tank, and although some finishing touches are needed, this presents a fantastic opportunity for you to add your personal touch and make it your own.

To the rear is a private and enclosed yard. Across the lane is a parking space, large shed and paved garden area. Additionally, the separate allotment area provides a unique space for gardening enthusiasts or those looking to enjoy the outdoors. Don't miss the chance to explore this characterful property with great potential.

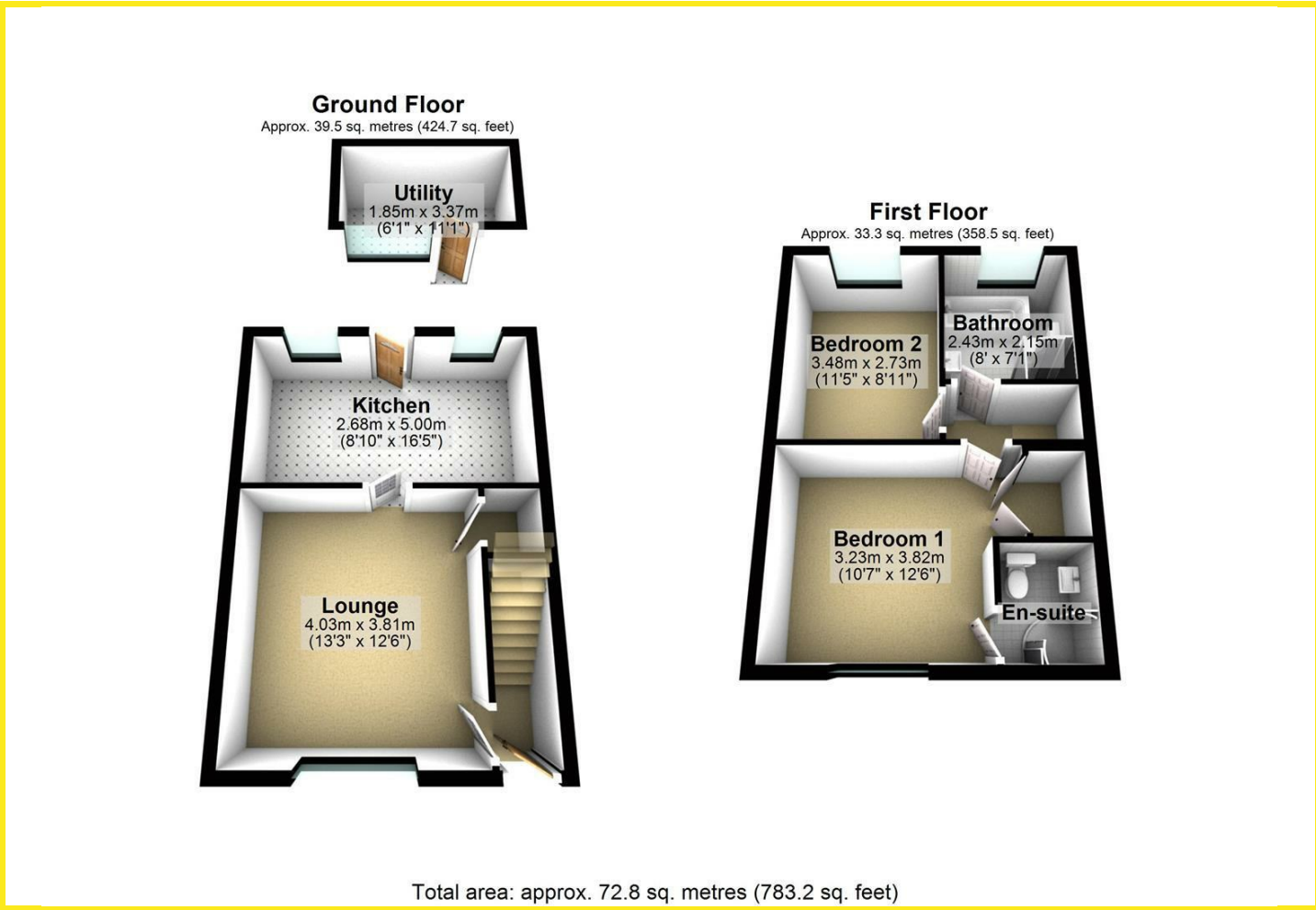




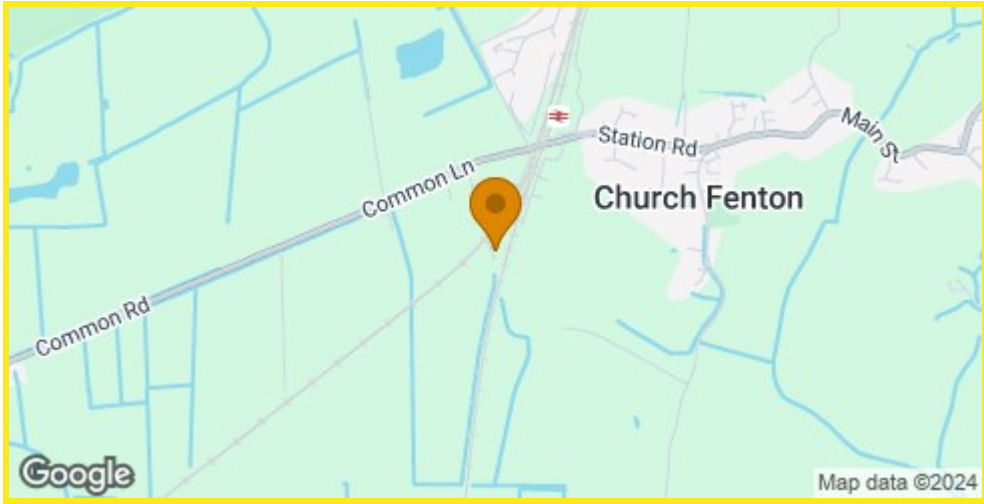




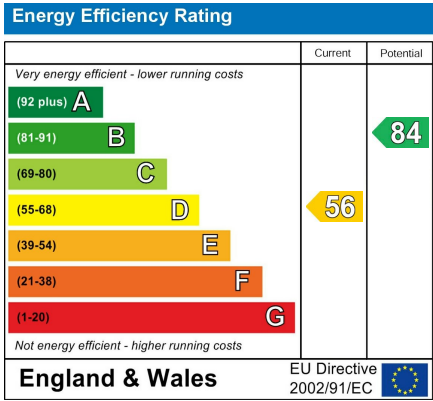
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From out Sherburn In Elmet office turn Right onto Low Street to the traffic lights. Continue ahead onto Finkle Hill and continue to the roundabout. Take the second exit towards Barkston Ash/Tadcaster. Just past The Ash Tree public house turn right onto Main Street which inturn becomes Common Lane and continue through the village of Barkston Ash. Continue along Common Lane towards Church Fenton and turn right onto Rose Lane just before the bridge. There is a level crossing to reach the property and we suggest parking at this side of the crossing and using the footbridge to access the property.

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