



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Fieldside Court, Tadcaster, LS24 9WA | £210,000  
Call us today on 01937 588228



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>84</b>
		<b>68</b>	
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>85</b>
		<b>68</b>	
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



\*\* OFFERED WITH NO ONWARD CHAIN \*\*

### **LOCATION**

Church Fenton is an attractive North Yorkshire village, which benefits from a superb community spirit and offers facilities such as general store/post office, public houses, restaurant, primary school and railway station which gives main line access to Leeds and York city centres. The village is also well placed for access to the A1(M), A64 and M62 for commuting throughout the Yorkshire region.

### **DIRECTIONS**

Leave Tadcaster along the A162 Sherburn In Elmet road and proceed over the A64. Turn left towards Ulleskelf and proceed through the village into Church Fenton. Proceed past the Fenton Flyer public house, past the school and shop. Turn right Turn right into Fieldside Court, where the property is located.

### **ACCOMMODATION**

#### **ENTRANCE HALL**

External door. radiator.

#### **DOWNSTAIRS CLOAKS/WC**

Low level flush WC and pedestal wash basin. Radiator. Window to front aspect.

#### **LOUNGE**

*4.42m (14' 6") X 4.24m (13' 11")*

Central fireplace with electric fire with marble effect surround and hearth. Useful under stairs storage cupboard. Window to front aspect and radiator.

#### **DINING KITCHEN**

*5.11m (16' 9") X 2.72m (8' 11")*

Fitted with a white kitchen with base and wall units along with preparation surfaces. Integrated double oven with gas hob and extractor over. Sink and drainer. Space for fridge freezer. French doors leading to the rear garden and window to rear.

#### **STAIRS TO FIRST FLOOR LANDING**

Access to loft space. Doors to bedrooms and bathroom. Airing cupboard

#### **MASTER BEDROOM**

*2.97m (9' 9") X 2.67m (8' 9")*

Double bedroom with two windows to the front aspect. Radiator.

#### **EN-SUITE**

Suite comprising of walk in shower enclosure, low level WC and pedestal wash basin. Window to the side.

#### **BEDROOM TWO**

*3.10m (10' 2") X 2.77m (9' 1")*

Window to the rear aspect. Radiator.

#### **BEDROOM THREE**

*2.77m (9' 1") X 1.96m (6' 5")*

Window to the rear aspect. Radiator.

#### **BATHROOM**

Suite comprising panelled bath, low level flush WC and pedestal wash basin. Window to the front aspect and radiator.

#### **GARDENS**

To the rear is an enclosed garden which has lawn and border of flowers. Fencing to perimeter and access to the side. A further lawned area and path to the front of the home.

#### **DRIVEWAY PARKING/GARAGE**

A detached garage is accessible via driveway to the side which provides ample off road parking.



GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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