



2 Chapel Close, , Church Fenton LS24 9WD
£262,500 | Freehold

maxwell hodgson
estate agents

A well presented four bedroom semi detached house is situated in a peaceful cul-de-sac in the village of Church Fenton. The deceptively spacious accommodation comprises; entrance hall, fitted cloakroom, kitchen with integrated appliances, dining area and sitting room. To the first floor is the master bedroom with ensuite, three further bedrooms and a house bathroom. Outside there is an integral garage with driveway and an enclosed garden to front and rear. EPC Grade C.

Entrance Hall

PVCu entrance door and double glazed window to side. Inset coir mat. Radiator. Understairs cupboard providing ample storage space. Access to garage. Stairs to first floor.

Fitted Cloakroom

Fitted suite comprising low flush wc and pedestal wash hand basin with tiled splashback. Radiator. Opaque double glazed window to rear.

Kitchen

10'4" x 9'4" (3.15 x 2.84)
Fitted with a range of modern wall and base units with complementing roll top work-surfaces. Integrated Whirlpool appliances include; fridge, freezer, electric oven and inset gas hob with stainless steel canopy extractor hood over. Bosch washing machine. Inset 1 ½ bowl sink and drainer unit with tiled mosaic splash-backs. Plumbing for dishwasher. Concealed under unit lighting and inset downlights. Wall mounted Ideal gas boiler. Radiator. Double glazed window to rear.

Dining Area

Double glazed window to front, radiator, coved ceiling. Open to;

Lounge

23'5" x 11'2" (7.14 x 3.40)
Timber fire surround with living flame gas fire, granite hearth and inset. Coved ceiling, radiator. Front entrance door to garden. Window to front.

Landing

Loft Access. Airing cupboard housing hot water cylinder and providing storage space.

Bedroom One

11'4" x 10'4" (3.45 x 3.15)
Double glazed window, radiator.

Ensuite

Fitted with white suite comprising; low flush WC, shower enclosure with Grohe Direct Shower, pedestal wash hand basin with Victorian style taps. Part tiled walls, extractor fan.

Bedroom Two

11'3" x 8'11" (3.43 x 2.72)
Double glazed window, radiator.

Bedroom Three

10'4" x 9'4" (3.15 x 2.84)
Double glazed window, radiator.

Bedroom Four

11'9" x 7'7" (3.58 x 2.31)
Velux window, radiator.

Bathroom

Fitted with white suite comprising; low flush WC, pedestal wash hand basin, panelled bath with Victorian style mixer tap and hand



held shower attachment. Ladder style heated towel rail. Extractor fan. Obscure double glazed window, Velux window.

Garage

18'6" x 9'5" (5.64 x 2.87)

Single integral garage providing ample storage space with up and over door. Power and light.

Outside Front

Lawned garden bordered by mature shrubs and hedges. Stone path with step up to front entrance door.

Outside Rear

Gravelled driveway providing hard standing space for two vehicles giving access to garage. Stone patio entertaining area and stone path to rear entrance door. Lawned area bordered by flower and shrub beds.

Council Tax

We understand the property has been placed in council tax band D.

Services

All mains services are understood to be connected to this property.





Directions

Travel south from Wetherby on the A1 and take the A64 towards York. Exit from this road towards Tadcaster and proceed into Tadcaster. At the traffic lights by the John Smiths Brewery turn right signposted Sherburn-in-Elmet and continue along the A162 to Barkston Ash Village. Turn left and proceed through Barkston Ash Drive over the

