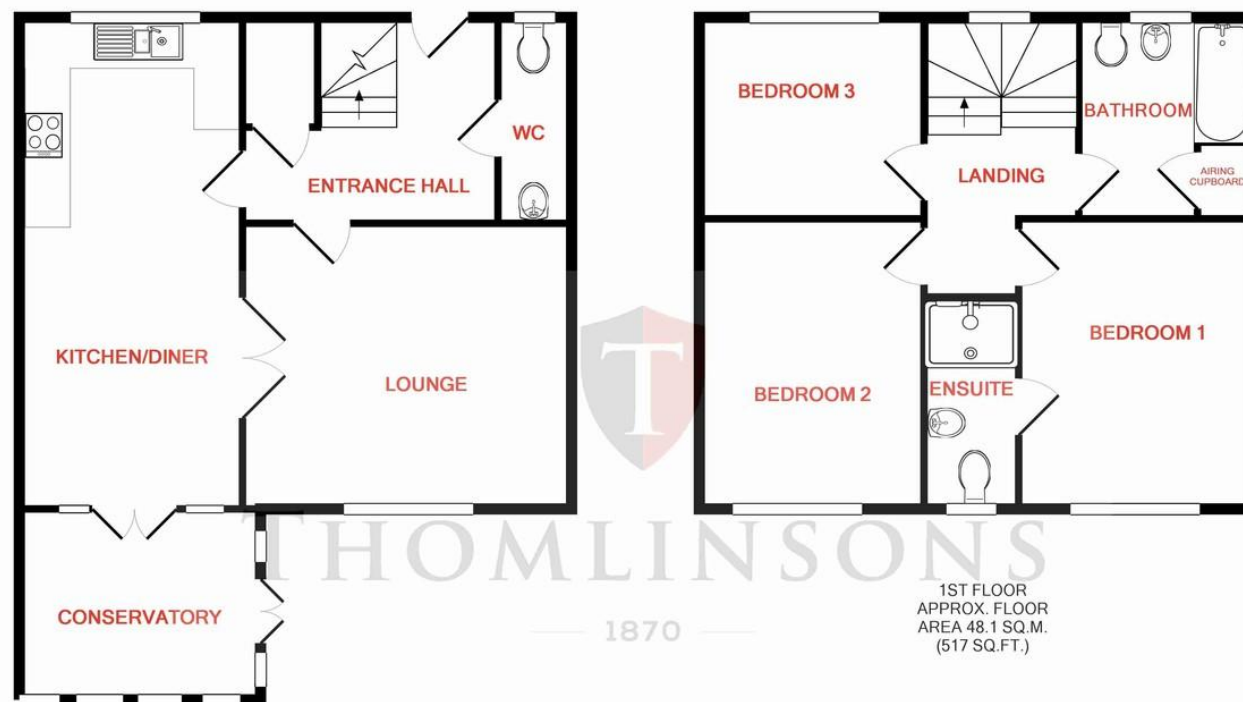




# THOMLINSONS

1870

## Floor Plan / Energy Performance

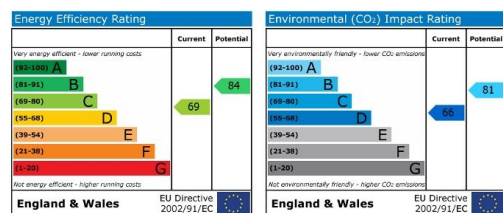


GROUND FLOOR  
APPROX. FLOOR  
AREA 56.2 SQ.M.  
(605 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 48.1 SQ.M.  
(517 SQ.FT.)

CHAPEL CLOSE  
TOTAL APPROX. FLOOR AREA 104.3 SQ.M. (1123 SQ.FT.)

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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# THOMLINSONS

1870

Offers in excess of  
**£290,000**



## 12 CHAPEL CLOSE, CHURCH FENTON, LS24 9WD



IMMACULATE AND WELL PRESENTED DETACHED HOUSE | 3 DOUBLE BEDROOMS | BEAUTIFUL GARDEN WHICH IS SURPRISINGLY LARGE | PATIOS AND DECKING TO MAKE THE MOST OF SUNNY DAYS. | NO CHAIN  
NO CHAIN. A delightful and well presented detached house with three double bedrooms. The gardens are surprisingly large and have been professionally upgraded with patios and decking areas to make the most of the sun during the day. Great family accommodation immaculately presented.

Thomlinsons | 24 High Street | Wetherby | LS22 6LT  
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## Directions

From Wetherby travel south on Boston Road and at the Wattle Syke roundabout turn left towards Boston Spa. Continue through and proceed to Tadcaster. On reaching Tadcaster keep on past Riverside Primary School and continue around the sharp left bend, turning right into St Josephs Street. At the T junction turn right and at the traffic lights turn left onto the A162. Turn left towards Ulleskelf/RAF Church Fenton. Continue through Ulleskelf and onto Church Fenton. Chapel Close will be found on the right hand side.

## Accommodation Comprises

### DESCRIPTION

The property has been owned by the sellers since new and they particularly chose this plot as one of the prime houses on the site. The gardens are surprisingly large, laid out with patios and decking and must be seen to be appreciated. The great family accommodation include a cloakroom/wc., good lounge and a fantastic kitchen/diner which in turn leads through to the conservatory. The master bedroom has an en suite shower room and there are two further double bedrooms. The house bathroom is also immaculate and is a good size. Attached to the house is a single garage and there is additional off road parking to the front. The property has gas central heating and double glazing. NO CHAIN

Church Fenton is a very popular village well served with amenities which include a very good primary school, local shop/post office, two pubs, Indian restaurant and a railway station with services to Leeds and York. More extensive facilities are available in Tadcaster and Sherburn in Elmet.

ENTRANCE HALL Radiator. Store cupboard. Stairs to first floor.

CLOAKROOM/WC with low level wc and wash basin. Radiator.

LOUNGE 14' 3" x 12' 6" (4.34m x 3.81m)  
with double doors to the Kitchen/Diner. Radiator. Attractive feature fireplace with fitted real flame effect gas fire. Double glazed window to rear overlooking the rear garden.

KITCHEN/DINER 21' 6" x 9' 9" (6.55m x 2.97m)  
with a wide range of fitted wall and base units. Fitted appliances which include dishwasher, fridge/freezer, 4 ring gas hob unit, built in oven and extractor hood over. Plumbing for automatic washing machine. Single drainer one and half bowl sink unit. Double radiator. Double glazed window to front. Double glazed double doors to conservatory.

CONSERVATORY 10' 5" x 8' 3" (3.18m x 2.51m)  
with double glazed windows to two sides. Double glazed double doors to rear garden.

FIRST FLOOR LANDING with access to loft space. Double glazed window to front.

BEDROOM ONE 12' 6" x 10' 7" (3.81m x 3.23m)  
with double glazed window to rear. Radiator. Range of Hammond built in furniture.

EN SUITE SHOWER ROOM with shower cubicle and wash basin with low level wc. Half tiled walls and tiled floor. Ladder radiator.

BEDROOM TWO 12' 6" x 10' 0" (3.81m x 3.05m)  
with radiator. Double glazed window to rear.

BEDROOM THREE 10' 0" x 8' 8" (3.05m x 2.64m)  
with radiator. Double glazed window to front. Range of Hammonds furniture including shoe shelving.

BATHROOM 8' 7" x 7' 5" (2.62m x 2.26m)  
with a bathroom suite comprising panelled bath with a mixer tap/shower attachment, pedestal wash basin and low level wc. Ladder radiator/towel rail. Double glazed window to front. Half tiled walls and tiled floor. Built in airing cupboard.

ATTACHED GARAGE with up and over door and rear personal door to rear garden. Light and power

OUTSIDE To the front of the garage there is ample off road parking. The front garden is partially enclosed by walling and a paved path leads to the front door with flower beds.

At the rear there is a surprisingly large garden which has been professionally designed with decking and patios made with enjoying the sun at all parts of the day. The gardens are enclosed and very private. These must be viewed to be fully appreciated.

