



WISHART
ESTATE AGENTS

1 Squadron Close
Church Fenton
Tadcaster
LS24 9YT

Offers Over £375,000

- Recently built property
- Kitchen/diner/family room
- Home office
- Four good-sized bedrooms
- Master with en-suite
- Landscaped garden
- Village amenities & railway station
- Tadcaster Grammar School catchment



Built less than three years ago and situated in a desirable position overlooking a green, this beautiful, detached property ticks all the boxes for a multitude of buyers and is neutrally decorated and ready to move into. With an open-plan kitchen/diner/reception room, dedicated home office and four good-sized bedrooms, this property also boasts a landscaped garden, garage and driveway.

Located just outside the main village of Church Fenton, the development benefits from easy access to a range of amenities, including the local village shop and railway station and the additional village amenities of Ulleskelf with Tadcaster also just a short drive away.

Approached via a block paved private road which gives access to both Squadron Close and its neighbouring Gloster Close, the properties are centred around a small green, providing a pleasant outlook and a feeling of

space desirable from a more rural location. The block paved driveway leads to a path, passing a small lawned frontage and on to the composite front entrance door, set beneath a canopy.

On entering the property, you step into the beautifully spacious hallway, which features windows to either side of the door and a centrally fitted staircase to the first floor. The modern vinyl flooring in grey tones continues right through to the kitchen/diner/family room.

Located from the hallway, the ground floor WC is fitted with a modern, white two-piece suite, comprising of a hand basin and WC and fitted with stylish, grey marble-effect tiles.

Stepping into the kitchen, you are met with a bright and airy space thanks to the window to the front elevation and the modern, white wall and base units, which are

fitted with contrasting, light timber-effect work surfaces. Integral appliances include an eye-level double oven and grill, gas hob with chrome-effect extractor fan above, fridge freezer, washing machine and dishwasher. A stainless-steel sink unit and drainer is situated beneath the window with views over the cul-de-sac green.

The kitchen opens out into the welcoming dining/family room which features French doors to the rear garden and a further full-length window, also to the rear aspect. Ample space is available for a range of reception furniture and an under stairs cupboard provides useful storage.

From the hallway, and situated to the front of the property, the home office is a functional space with room for a desk and storage furniture and a window with a pleasant outlook over the green.

The lounge is a spacious room while still retaining a cosy feel and also features French doors to the rear patio with additional glazed panels to each side, creating a full wall, window effect. There is ample space for an arrangement of reception furniture and the room is fitted with a plush grey carpet, which continues throughout the first-floor accommodation.

The staircase leads to the first-floor landing which features an airing cupboard for some storage and a hatch providing access for the loft.

The master bedroom is located to the front of the property and is neutrally decorated. The room features a window overlooking the green and boasts a surprisingly spacious en-suite shower room.

The en-suite is fitted with a modern, white three-piece suite comprising a double walk-in shower, hand basin and WC. The room is fitted with stylish grey tiling and finished with parquet-style, grey vinyl flooring. An opaque window is

fitted above the hand basin and WC, providing light and ventilation.

Bedroom two, also a double bedroom, benefits from a range of fitted slide robes and features a window to the rear aspect, overlooking the garden. Bedroom three is another good-sized double bedroom with ample space for a variety of bedroom furniture. A window is positioned to the front aspect, overlooking the green. Bedroom four is a good-sized single bedroom with a built-in storage cupboard and a window to the rear aspect.

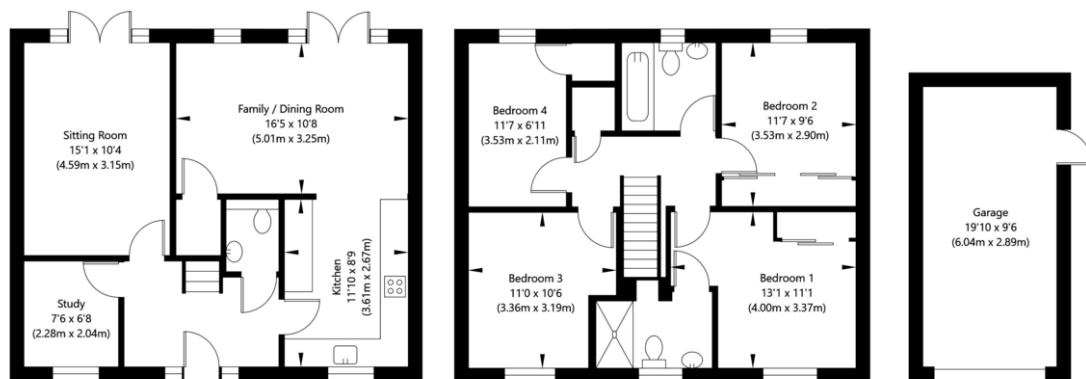
The house bathroom is fitted with a modern, white, three-piece suite, comprising, a panelled bath with shower over, a hand basin and a WC. The room is finished with stylish, pale grey tiling and, as with the en-suite, a parquet style vinyl floor. An opaque window is situated above the WC to the rear aspect.

Externally, the property benefits from a small, lawned front garden with a drive providing parking for two cars tandem, which also leads to the single, detached garage and the rear garden. The garage features an up and over door with an additional pedestrian door to the rear garden and benefits from power and light.

The rear garden has been landscaped to provide an 'all seasons' family space with a spacious stone patio directly from the French doors, leading to a further sunken Indian stone patio bordered with evergreen plants and shrubs - cleverly designed to offer privacy. A lawned area offers further colour to the garden, while an additional woodchip area behind is ideal for trampolines and other play equipment. Alongside the garage, a timber pedestrian gate leads to the driveway and the front of the property. The property benefits from an external tap and light.

PLEASE NOTE: An annual fee of approximately £160 is paid to a management company for the maintenance of the Open Public Spaces.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 623 SQ FT / 57.9 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 631 SQ FT / 58.65 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1254 SQ FT / 116.55 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Selby District Council

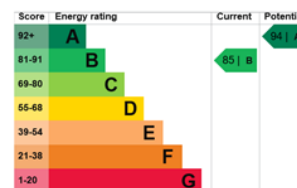
DIRECTIONS

Travelling west bound on the A64, take the second exit for Tadcaster, signposted for Sherburn in Elmet/ the A162. At the junction, turn left and continue on this road, passing Grimston Grange on your left hand side and taking the left hand turn onto the B1223. Follow this road, driving through the village of Ulleskelf, on Busk Lane. As you enter the village of Church Fenton, and approaching Leeds East Airport on your left hand side, turn right onto Rowley Close and left onto Gloster Close. As you approach the green, Squadron Close is on your right hand side and number one is the first house in the cul de sac.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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