Mike Dobson







12 Little Ings Close

Church Fenton, Tadcaster, LS24 9RZ

£360,000

12 Little Ings Close

Perfectly located in the tranquil Little Ings Close, Church Fenton, this remarkable three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts a spacious layout, ideal for families or those seeking extra room to breathe. Upon entering, you are greeted by a light and bright hallway that leads to a generous lounge/diner, featuring a gas fireplace and dual aspect windows that fill the space with natural light.

The sleek cream gloss fitted kitchen is equipped with an integrated gas hob, electric double oven, dishwasher, and fridge/freezer, complemented by a stylish stainless steel extractor. The Vaillant combi boiler has been serviced yearly, ensuring peace of mind for the new owner.

The first floor presents three well-proportioned bedrooms. The master bedroom is particularly impressive, offering dual aspect views of the picturesque countryside, along with a dressing area and built-in wardrobes. The second bedroom is also a double, featuring built-in storage, while the third bedroom comfortably accommodates a double bed and includes a built in wardrobe. The beautifully appointed bathroom is a highlight, featuring both a bath and a separate shower, along with a sink and toilet console, towel warmer, and double windows for added light.

Outside, the immaculate garden is a true sanctuary, boasting patio areas, a large lawn and established shrubs and bushes, perfect for outdoor entertaining or relaxation. An outbuilding with electric serves as a utility space, while a garden shed with power and lights provides additional storage. The property also includes a separate garage and a block-paved driveway that accommodates multiple vehicles.

Situated in an exclusive and quiet area, this home offers far-reaching views while remaining conveniently close to local amenities and transport links. This property is a rare find and is sure to attract considerable interest.









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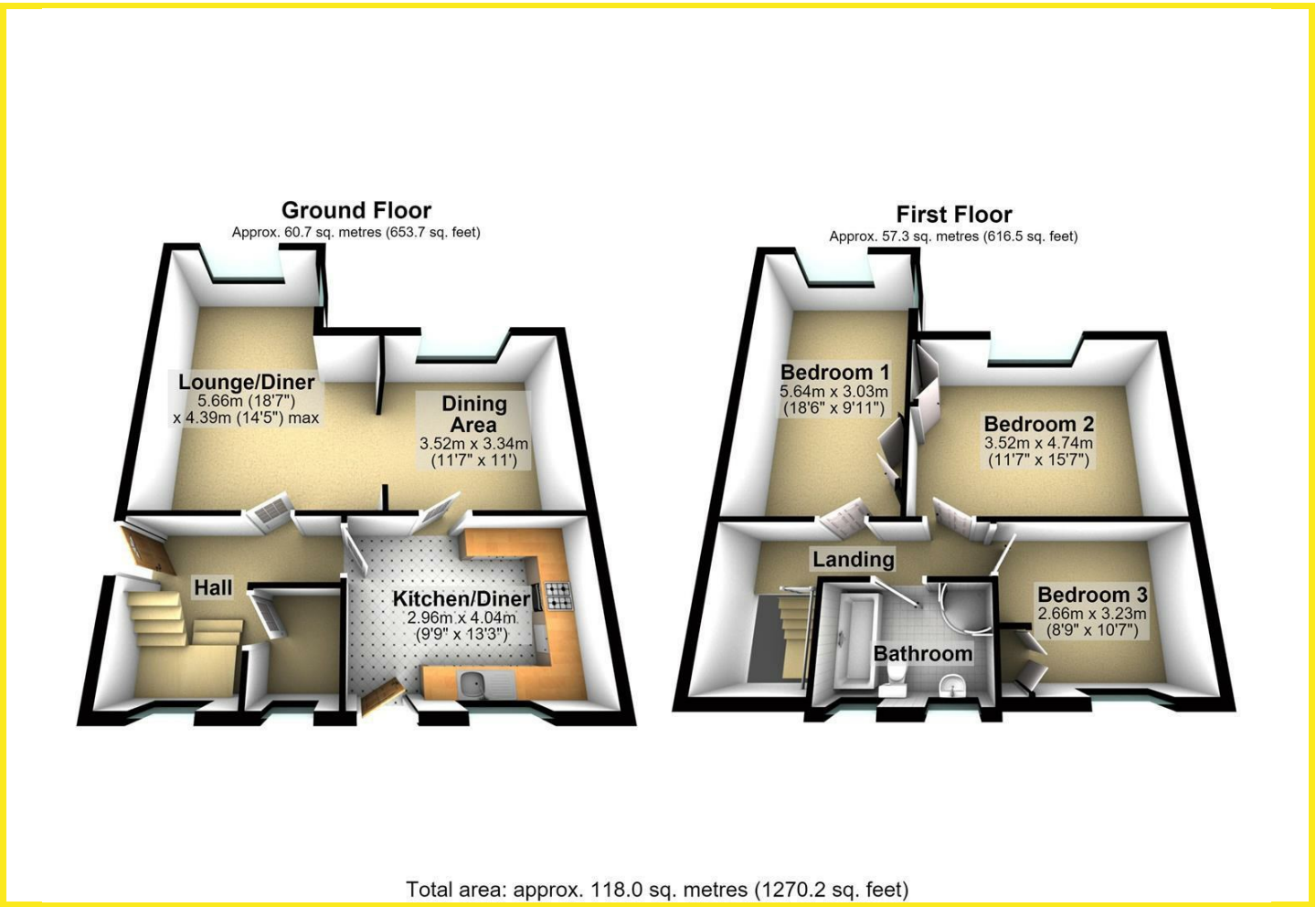




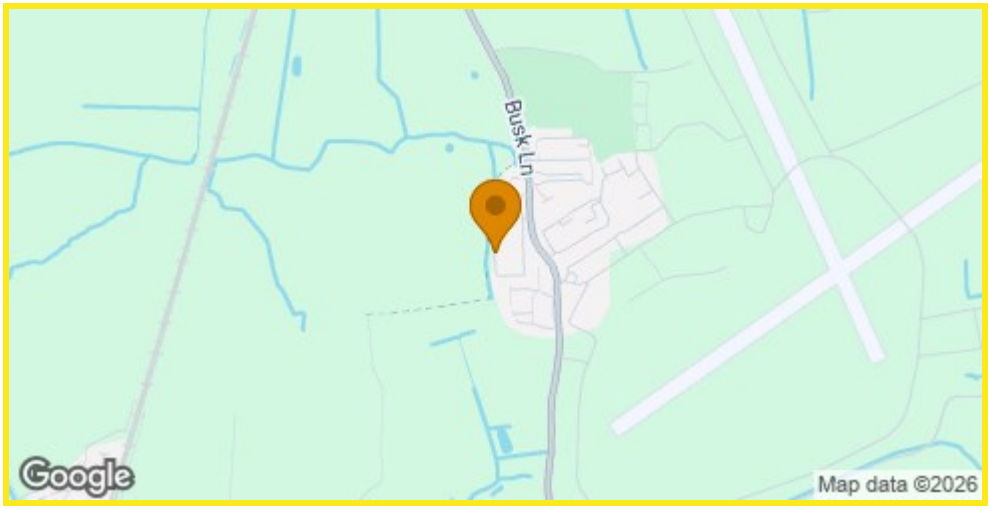




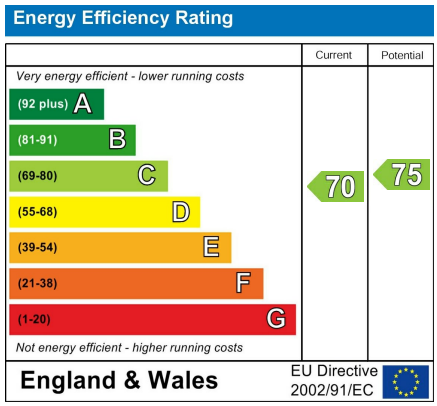
Floor Plan



Area Map



Energy Efficiency Graph



Directions

Coming from Sherburn via Fenton Lane which turns into Ash Lane, continue to the end of the road then turn right onto Main Street, Follow Main Street past the Fenton Flyer pub on the right hand side. The road then turns into Busk Lane, continue on Busk lane. Take the 4th left onto Trans Walk and follow it around onto Little Ings Close where you will find the property on the right hand side.

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