



SANDWATH LANE, CHURCH FENTON, LS24
£1,425 per month*

Carter Jonas

SANDWATH LANE, CHURCH FENTON, TADCASTER, NORTH YORKSHIRE, LS24 9QT

A 3 bedroom detached dormer bungalow.

- 3 bedrooms
- 3 reception rooms
- 1 bathroom
- bungalow
- garage
- off road parking
- unfurnished

THE PROPERTY

Accommodation comprising - Ground Floor: Open living/dining room with a conservatory attached, a good sized family kitchen with separate utility, two bedrooms and a further room currently used as a study and a family bathroom with separate shower. First Floor: Large main bedroom with bathroom and cupboard storage.

Externally - Large detached garage, a driveway for multiple cars and a garden.

There is approximately 6 acres of agricultural land and a barn on the site available to rent for £225 pcm.

No access to Loft. No white goods. Mains electricity, water and drainage. LPG Heating. Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Early May 2025 for an initial 6 or 12 month term.

EPC Rating E. Council Tax Band E (please see North Yorkshire Council Website for current cost)

At a rent of £1,425 per calendar month

Holding deposit of 1 week's rent £328

Security deposit of 5 weeks rent £1,644



ADDITIONAL INFORMATION

Offers	Available for a term of 12 month
Viewing	Strictly by appointment
Local Authority	Council Tax Band E



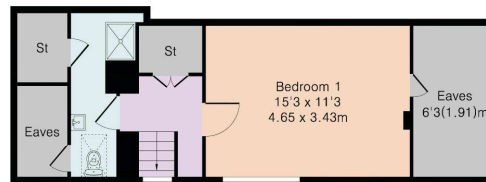
Approximate Gross Internal Area 1824 sq ft - 169 sq m

Ground Floor Area 1511 sq ft – 140 sq m

First Floor Area 313 sq ft – 29 sq m



Ground Floor



First Floor

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

A member of

