



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



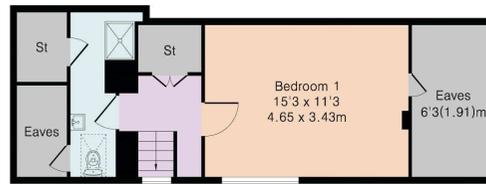
Approximate Gross Internal Area 1824 sq ft - 169 sq m

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.



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Classification L2 - Business Data



IMPORTANT INFORMATION

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