



SANDWATH DRIVE, CHURCH FENTON, LS24
£1,375 per month*

Carter Jonas

SANDWATH DRIVE, CHURCH FENTON, TADCASTER, LS24 9US

A four bedroom detached property with integral garage
and a conservatory.

- 4 Bedrooms
- 1 En suite Shower Room
- 1 Bathroom
- Kitchen/Dining Room
- Living Room
- Utility
- Cloakroom
- Conservatory
- Integral Garage
- Garden
- Off-street Parking

THE PROPERTY

Accommodation comprises - GF: Entrance hall, sitting room, WC, kitchen/dining room, conservatory, utility room, integral garage. FF: Master bedroom with en suite shower room, three further bedrooms and family bathroom.

Externally : Driveway to the front and small lawned garden to the rear.

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

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

Available unfurnished from Late March 2025 for an initial 6 or 12 month term.

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

At a rent of £1,375 per calendar month

Holding deposit of 1 week's rent £317

Security deposit of 5 weeks rent £1,586



ADDITIONAL INFORMATION

Offers Available for an initial term of 12 months

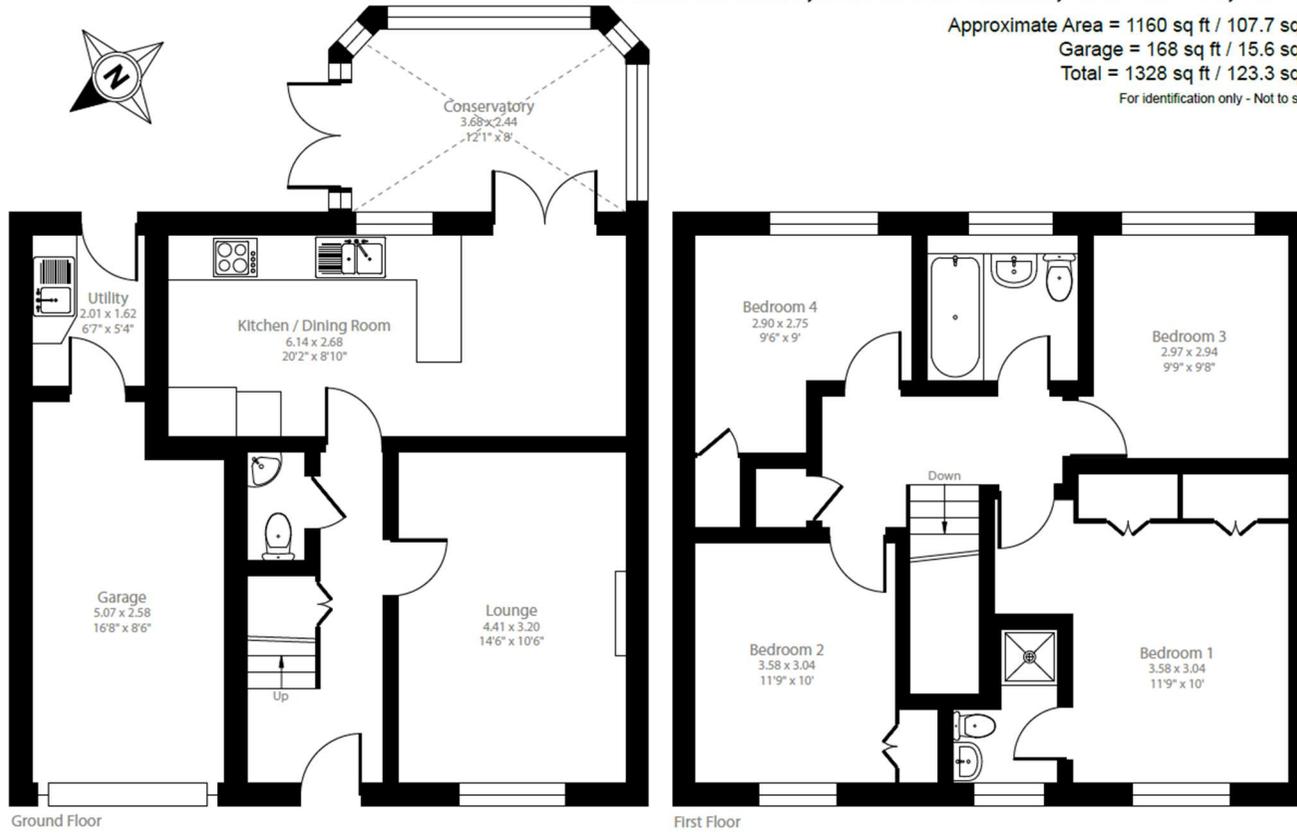
Viewing Strictly by appointment

Local Authority North Yorkshire Council - Council Tax Band D



Sandwath Drive, Church Fenton, Tadcaster, LS24

Approximate Area = 1160 sq ft / 107.7 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1328 sq ft / 123.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Carter Jonas. REF: 1252251

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Classification L2 - Business Data

IMPORTANT INFORMATION

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