



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

**Carter Jonas**



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# 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](https://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



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## ADDITIONAL INFORMATION

Offers	Available for an initial term of 12 months
Viewing	Strictly by appointment
Local Authority	North Yorkshire Council - Council Tax Band D

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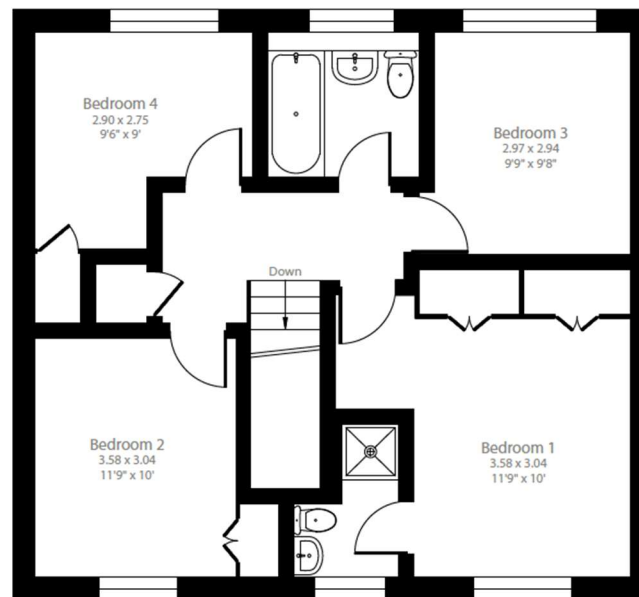
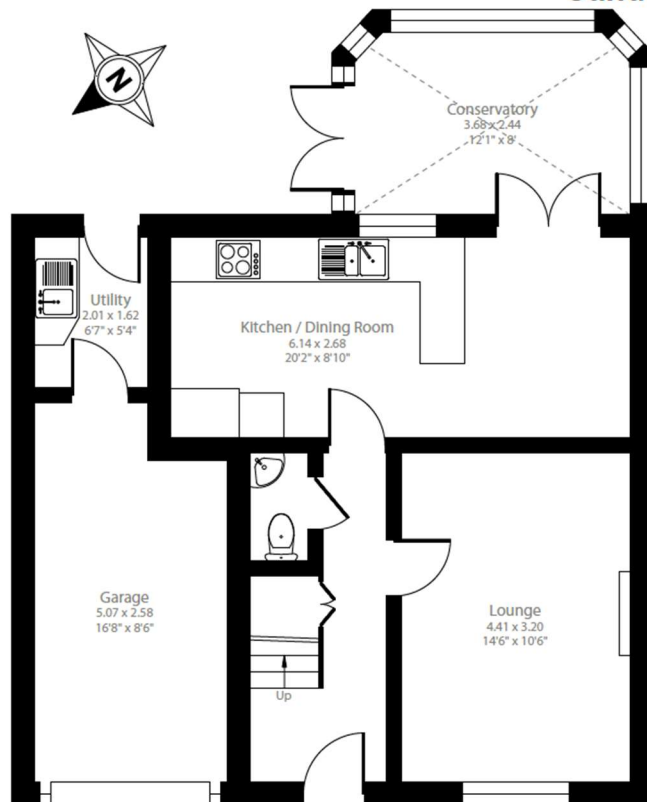
## Sandwath Drive, Church Fenton, Tadcaster, LS24

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



Ground Floor

First Floor

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



### IMPORTANT INFORMATION

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