



SANDWATH DRIVE, CHURCH FENTON, LS24
£1,450 per month*

Carter Jonas

SANDWATH DRIVE, CHURCH FENTON, LS24

A modern four bedroom detached house with garage, garden and parking.

Accommodation comprises - entrance hall, downstairs cloakroom, lounge, living room, dining room, kitchen, utility room. To the first floor are four bedrooms, ensuite shower room, and separate family bathroom. Externally there is a small front lawned area, off road parking, double garage and enclosed rear garden.

Available unfurnished from Mid January for an initial 6 or 12 month term.

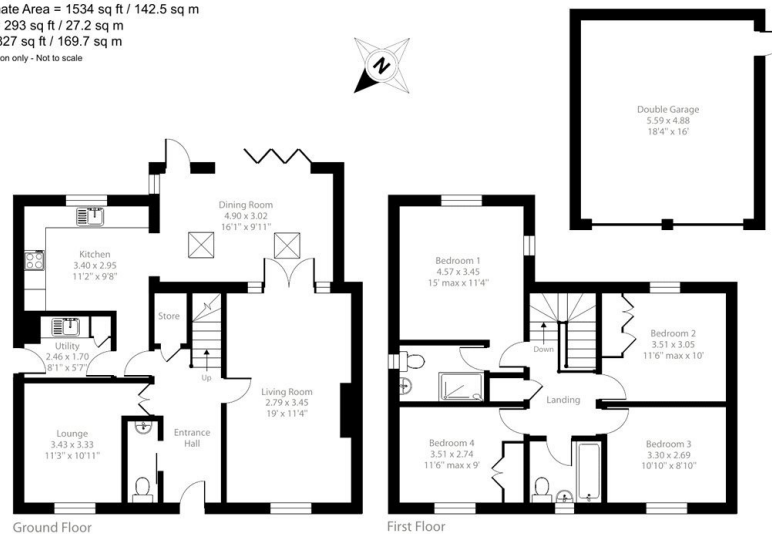
EPC - C, Council Tax Band E - Please see Selby Council for current costs

- Council Tax Band = E
- Deposit Required = £1,673.08
- Minimum term 12 months
- 4 Bedrooms
- (Main bedroom with en suite)
- Family Room
- Lounge
- Dining Room/Play Room
- Kitchen
- Garden
- Double Garage
- Off-street parking
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sandwath Drive, Church Fenton, Tadcaster, LS24

Approximate Area = 1534 sq ft / 142.5 sq m
Garage = 293 sq ft / 27.2 sq m
Total = 1827 sq ft / 169.7 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). © richreom 2024. Produced for Carter Jonas. REF: 1221885



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