



**SANDWATH DRIVE, CHURCH FENTON, LS24**  
£1,400 per month\*

**Carter Jonas**

# SANDWATH DRIVE, CHURCH FENTON, LS24

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

Accommodation comprises: Entrance Hall, Study, Dining Room, Sitting Room, Kitchen, Utility Room, Cloakroom WC. To the first floor is the Master Bedroom with En suite Shower Room, Three Further Bedrooms and separate Family Bathroom.

The property is accessed off a private driveway with attached garage, parking for one car and enclosed rear garden.

Available unfurnished from mid December for a 12 month tenancy.

No access to loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating. Pets considered.

Internet & Mobile. Further information on availability and speeds can be found at checker.ofcom.org.uk. Council Tax Band E please see North Yorkshire Council for current costs. EPC Rating – C. Flood Zone 1 - Low Risk

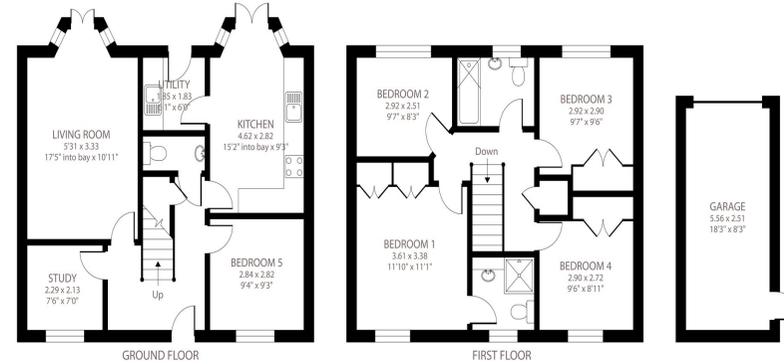
Holding deposit of 1 weeks rent £323

- Council Tax = E
- Deposit Required = £1,615.00
- 4 Bedrooms
- Two Bathrooms
- Garden
- Driveway Parking
- Garage
- Unfurnished
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	73	
(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 = 1258 sq ft / 116.8 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 1410 sq ft / 130.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2021. Produced for Carter Jonas. REF: 762480



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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