



SANDWATH DRIVE, CHURCH FENTON, LS24
£1,350 per month*

Carter Jonas

SANDWATH DRIVE, CHURCH FENTON, LS24

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

Accommodation comprising:- entrance hall, downstairs cloakroom, reception room, dining room, kitchen and utility room. To the first floor are four bedrooms, ensuite shower room and separate family bathroom. Externally there are front and rear gardens, off road parking for two cars and double garage.

Available unfurnished from early December 2024 for an initial 12 month tenancy.

EPC - E Council Tax Band E - Please see Selby District Council for current costs. No access to loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating. Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk Flood Zone 3 - High Risk

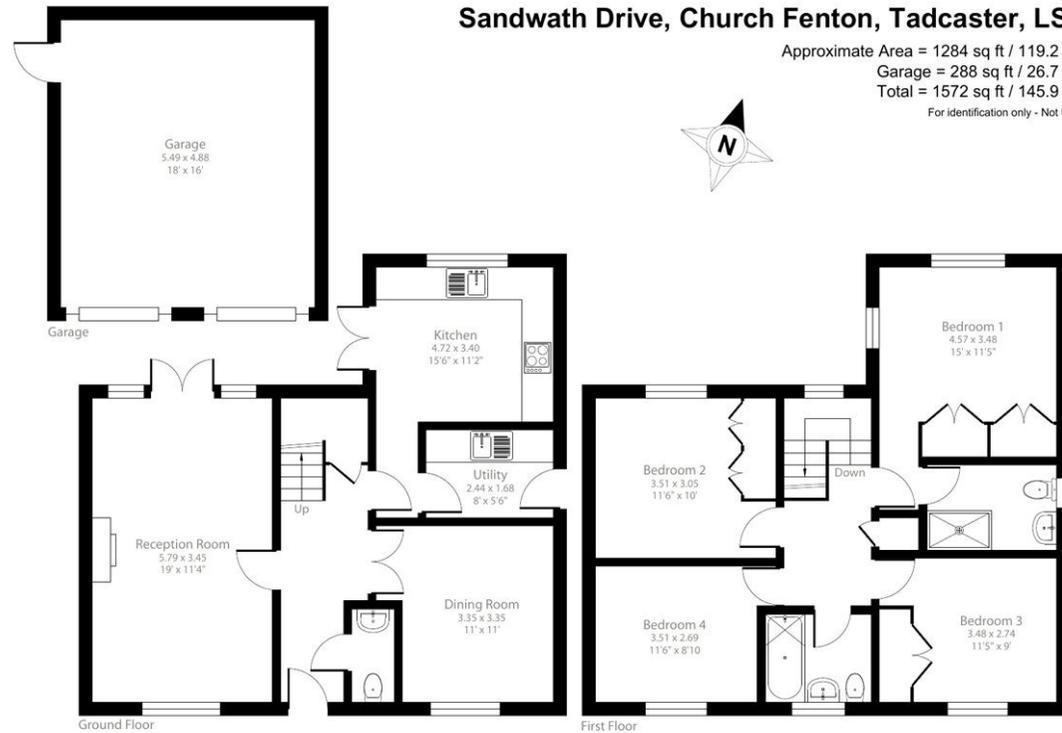
Holding deposit of 1 weeks rent £311

- Council Tax = E
- Deposit Required = £1,557.00
- Minimum term 12 months
- Four Bedrooms
- Ensuite Shower
- room
- Bathroom
- Two Reception Rooms
- Kitchen
- Garden
- Garage, parking
- Unfurnished
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B	75	
(69-80)	C		
(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 = 1284 sq ft / 119.2 sq m
Garage = 288 sq ft / 26.7 sq m
Total = 1572 sq ft / 145.9 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). © nrichcom 2024. Produced for Carter Jonas. REF: 1207491



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Classification L2 - Business Data

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