



**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

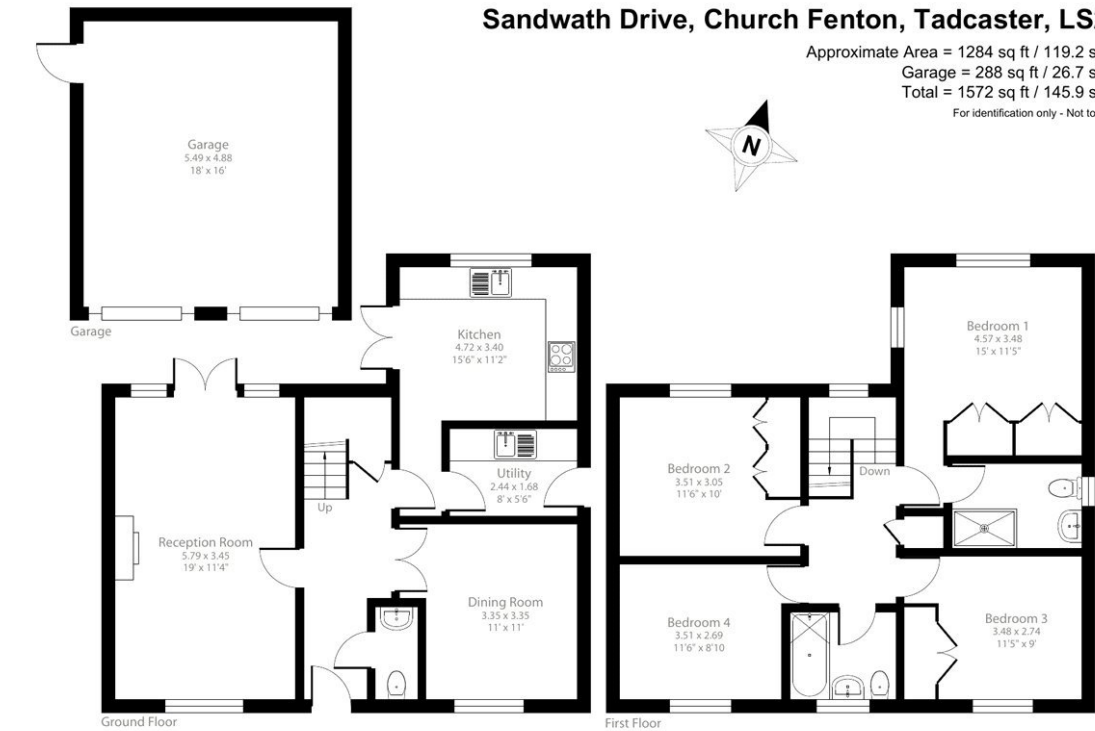
- Council Tax = E
- Deposit Required = £1,557.00
- Minimum term 12 months
- Four Bedrooms
- Ensuite Shower
- room
- Bathroom
- Two Reception Rooms
- Kitchen
- Garden
- Garage, parking

- Unfurnished
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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). © nitchecom 2024. Produced for Carter Jonas. REF: 1207491



Oxford Lettings 01865 511444

oxfordresilettings@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.