



TENURE
Freehold.

COUNCIL TAX
Band D (from internet enquiry).

SERVICES
We understand mains water, electricity and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

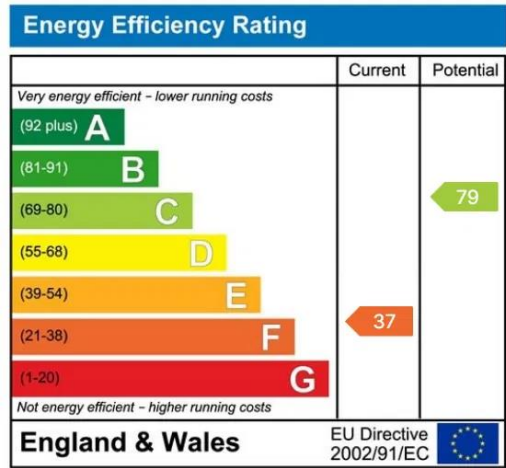
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared July 2025



Church Fenton ~ The Bungalow, Sandwath Lane, LS24 9QT

"The Bungalow" is an individual detached bungalow offered to the open market with no onward chain, with huge scope for modernisation and development potential (stpp) set within a generous plot of approximately 0.5 acres.

- Individual three bed detached bungalow
- Impressive private garden plot
- First time to market since built in the 1950's
- Tremendous scope for modernisation
- Development potential (Subject to planning consents)
- Popular village location
- Close to railway station for commuting further afield
- No onward chain

£450,000 PRICE REGION



MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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ESTATE AGENTS
VALUERS

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Property Description

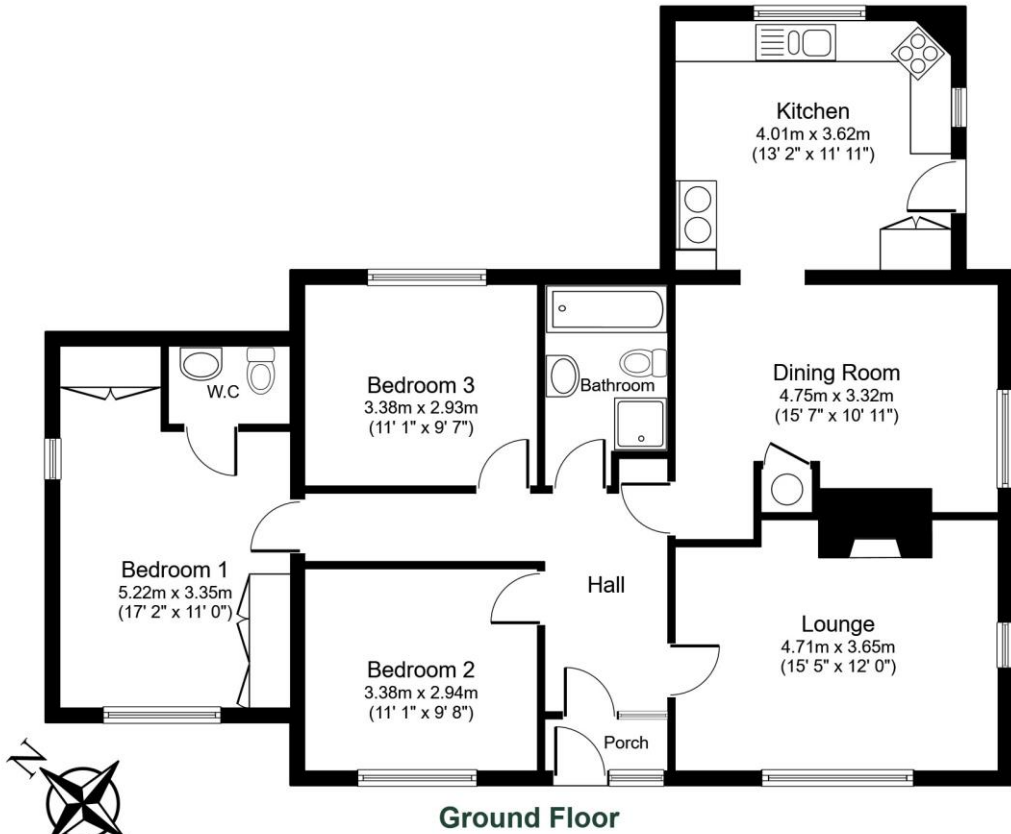
Offered to the open market for the very first time since its construction in the 1950s, this individual three bedroom detached bungalow occupies a generous and private plot of approximately half an acre just off this private lane in Church Fenton.

Now requiring a programme of refurbishment and modernisation, the property presents an exciting opportunity for those looking to put their own stamp on a home. Whether for an owner occupier down sizing, or further development (subject to the necessary planning consents) the property offers versatility and potential in equal measure and in further detail comprises:-

Accessed via an entrance porch with internal door leading to a spacious central hallway, the accommodation is well laid out with good natural light throughout. The main lounge sits to the front of the bungalow and enjoys dual-aspect windows to the front and side elevation, complemented by an open fireplace creating a focal point to the room. A generously sized dining room, also accessed from the hallway, features a loft access hatch with ladder leading to a useful storage space above. An open archway leads through to the breakfast kitchen, which is fitted with a range of wall and base units, laminate worktops, inset sink unit, space and plumbing for white goods and integrated oven with ceramic hob. An eye catching traditional oil-fired Rayburn also features, which provides both hot water and central heating to the property.

There are three double bedrooms, two are served by the house bathroom, which has been fitted in recent years with a modern white suite. The principal bedroom enjoys its own en-suite facilities comprising low flush W.C. and vanity wash basin, along with fitted wardrobes to two sides.

To the outside, the bungalow enjoys an exceptional plot with a generous gravel driveway to the front, providing off-street parking for multiple vehicles and giving access to a detached brick-built garage with wooden double doors. The gardens wrap around the property to the front and side, mainly laid to lawn with a mixture of mature hedging and established trees offering excellent privacy. To the rear, a substantial stone-paved patio area provides a sunny and sheltered space. Additional features include an outside store, oil tank and a secondary pedestrian access from Sandwath Lane. Viewing advised to appreciate the plot and potential on offer.



NOT TO SCALE For layout guidance only
Total floor area 104 sq.m. (1,119 sq.ft.) Approx

