



SANDWATH DRIVE, CHURCH FENTON, LS24
£1,500 per month*

Carter Jonas

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A five bedroom detached family home across three floors, with an integrated double garage and driveway parking in Church Fenton.

Accommodation comprises -

Ground Floor: The welcoming entrance hall has a cloakroom and leads to the good-sized living room. There is a dedicated dining room, modern kitchen with a breakfast area, and a separate utility room.

First floor: There are three well-proportioned bedrooms, including one with an en suite, together with a further flexible room ideal as a home office/study or additional bedroom, and the family bathroom.

Second floor: The principal bedroom, which benefits from built-in wardrobes and an en suite shower room.

Externally, there is an integral double garage, attractive forecourt garden and a private enclosed rear garden; ideal for family living and entertaining.

- Council Tax Band = F
- Deposit Required = £1,730
- Long Let, Minimum term 12 months
- 5 Bedrooms
- 2 Reception Rooms
- Bathroom & 2 En Suites
- Kitchen with Breakfast Area
- Utility Room
- Double Garage
- Driveway Parking
- Available Now
- EPC = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data



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