



SANDWATH DRIVE, CHURCH FENTON, LS24
£1,450 per month*

Carter Jonas

SANDWATH DRIVE, CHURCH FENTON, LS24

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

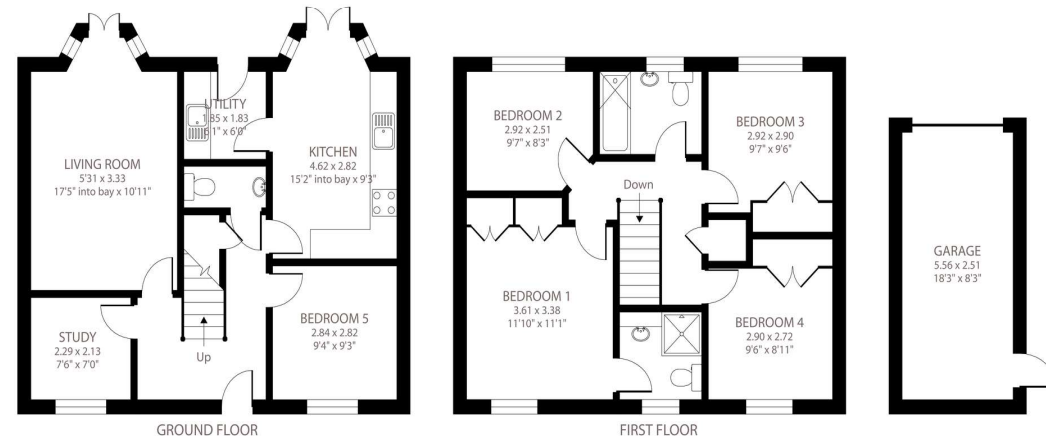
For identification only - Not to scale

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

Ground floor: Entrance hall, cloakroom, sitting room, study, dining room, fitted kitchen and utility room.

First Floor: Landing, the four bedrooms, with ensuite to Principal bedroom and family bathroom.

External: The property is accessed off a private surface driveway with attached garage and enclosed rear garden.



- Council Tax Band = E
- Deposit Required = £1,673
- Minimum term 6 months
- 4 Bedrooms
- Two Bathrooms
- Garden
- Driveway Parking
- Garage
- Unfurnished
- EPC = C

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2021. Produced for Carter Jonas. REF: 762480

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Birmingham Lettings 0121 389 9670

birmingham.lettings@carterjonas.co.uk



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.