



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating 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 June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tockwith ~ 3 Montague Grove, YO26 7AG

A Stunning 4 bedroom, 2 bathroom detached house providing excellent family accommodation and favourable position on the edge of this modern development with additional parking available and glorious countryside views.

- Modern detached family house, remainder of NHBC
- Upgraded specification to kitchen and Kardean flooring to ground floor
- Lounge with french doors and separate home office/snug
- Downstairs we and Utility room
- 4 bedrooms 2 bathrooms
- Garage and extra parking for 4 vehicles
- Enclosed garden to rear.

£525,000 PRICE REGION

2 4 2

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Property Description

Located in a highly sought-after position on the edge of this modern development, a beautifully presented four-bedroom detached home enjoying open views across surrounding fields. Offering the remainder of the NHBC warranty, this stylish property has been thoughtfully upgraded by the current owner and is ideally situated within walking distance of the village centre, a well-regarded junior school, and local sports facilities including the football ground.

The property is approached via a shared driveway and provides extra off-street parking as well as its own driveway and single detached garage. Inside, the home offers a bright and spacious layout with high-quality finishes throughout, including Karndean flooring across the ground floor and oak internal doors.

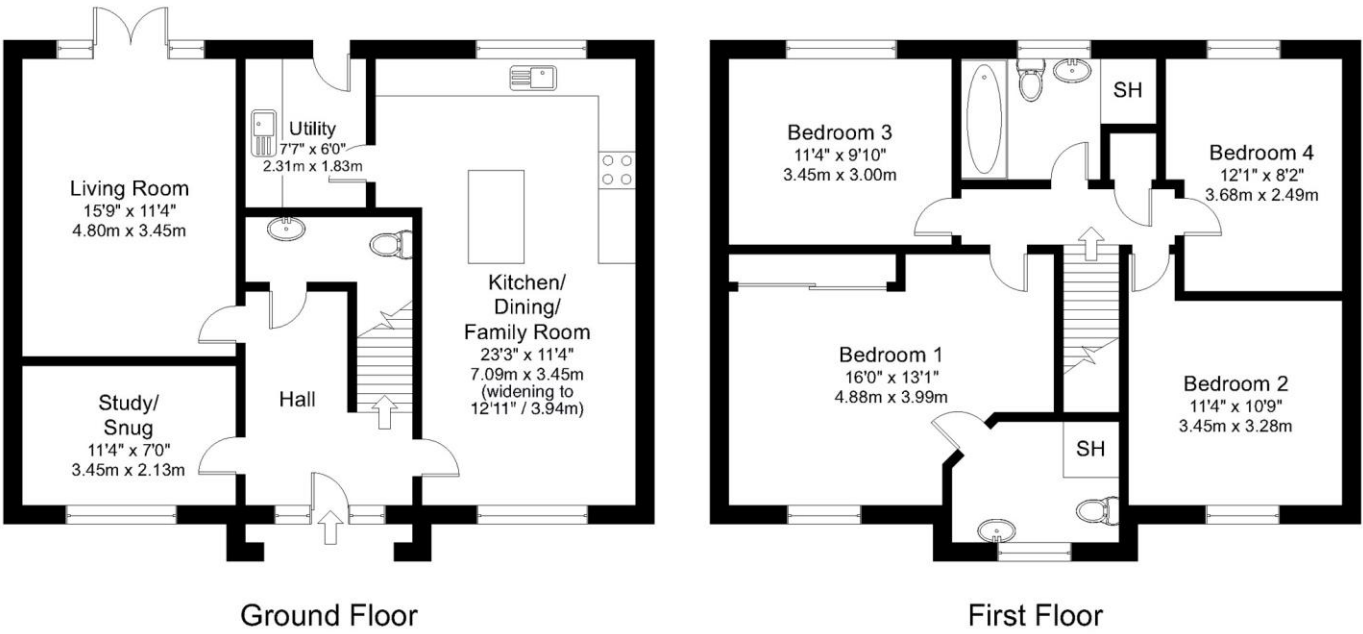
The welcoming entrance hall gives access to a downstairs cloakroom/WC and a versatile home office or snug, ideal for remote working or quiet relaxation. The main lounge is a generously sized reception room featuring an electric fire with a stylish feature wall and French doors opening onto the rear garden.

At the heart of the home is a superb open-plan dining kitchen, well-equipped with an excellent range of wall and base cupboards, expansive worktops, and an underset sink. Integrated AEG appliances include a double oven, gas hob, extractor hood, fridge, freezer, and dishwasher. Pelmet lighting adds ambiance, while a central island with breakfast bar and storage underneath provides additional preparation and dining space. There is also ample room for a dining table and chairs, creating an ideal setting for family meals or entertaining. A separate utility room offers plumbing for a washing machine and houses the gas boiler.

Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en suite shower room. Three further bedrooms provide flexible accommodation, suitable for children, guests, or additional workspace if required. The family bathroom is well-appointed with a contemporary suite.

Outside, the enclosed rear garden is mainly laid to lawn, with a patio area perfect for outdoor dining and recently planted trees that will enhance privacy and appeal as they mature.

This high-specification home offers the perfect blend of modern family living, stylish finishes, and a prime village-edge location with countryside views and easy access to local amenities. Early viewing is recommended, and cities of Leeds, York and Harrogate are all within easy reach, approximately 20 to 30 minutes' drive.



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