



**TENURE**  
Freehold

**COUNCIL TAX**  
Band D (from internet enquiry)

**N.B.**  
Please note, there is a pedestrian right of way across the rear of the property for refuse collection only, serving the neighbouring property to access the main street.

**SERVICES**  
We understand mains waterm, electricity, gas and drainage are connected.

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

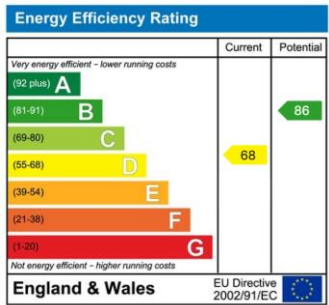
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 August 2024



**Tockwith ~ Rose Cottage, 6 Westfield Road, YO26 7PY**

A charming 3/4 bedroom double fronted period cottage dating back to the late 1600s, Rose Cottage reveals practical and well-balanced accommodation while enjoying a prominent position in the heart of this popular historic village excellently placed for commuting to York.

- Three/four-bedroom mid terrace house
- Two ground floor reception rooms
- Kitchen and generous utility room
- Newly fitted stylish house bathroom
- Replacement windows and doors and decorated throughout
- Planning permission granted to convert the loft space (creating 5 bed, 2 bath)
- Plans approved to extend out from the kitchen Ref no 23/00249/FUL
- A popular village location
- Sympathetically restored and modernised

**£399,950 PRICE**



**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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Agents Commentary

Rose Cottage is offered to the market with the benefit of no onward chain. This charming period village property dates back to the late 1600s and is reputed to be the original Spotted Ox public house. The accommodation, which has been modernised including new front and back doors, a new bathroom suite and redecorated throughout, briefly comprises:

On the ground floor, a welcoming entrance hall features original Yorkshire stone flagging with two well-proportioned reception rooms, both with freshly laid carpets and newly installed sliding sash windows to the front and rear elevations. The lounge reveals exposed original ceiling beam and an open fire with tiled inset. To the rear, a good-sized kitchen boasts fitted wall and base units, oak block worktops, an electric Rangemaster, charming original hexagonal floor tiles and a doorway leading out to the rear garden. Plans have been approved to extend out from the kitchen. Reference No : 23/00249/FUL

Additionally, there is a spacious utility room with ample workspace, units, space and plumbing for a washing machine, new work tops, sink unit and a newly installed gas-fired central heating boiler with additional sound proof insulation which abuts the next door pub, which we are told has not been an issue by the previous occupants given the construction and thickness of the walls.

The first floor, which has been redecorated and has newly laid carpets. The landing area has a drop-down ladder provides access to a generous boarded loft space with planning permission for loft conversion into a five-bedroom, two-bathroom house (proposed scheme available upon request). Bedrooms one and two both enjoy front elevation outlooks, feature original cast iron fireplaces. Bedroom three is a double room with views over the rear garden, and single room/box room. All bedroom rooms are serviced by a newly installed, modern white bathroom suite of stylish design and generous proportions.

To the outside, the property enjoys on-street parking and an attractive low-maintenance forecourt set behind wrought iron railings and a gate to the front door. The surprisingly large rear garden is mainly laid to lawn with a brick patio accessible directly from the kitchen.



Existing plans

