



**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 October 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



**Tockwith ~ 57 Prince Rupert Drive, YO26 7QS**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** An extended, light and spacious three-bedroom detached Bungalow featuring private established gardens ideal for the gardening enthusiast. Occupying a quiet cul-de-sac position on the edge of this popular village.

- Versatile accommodation with bedroom 1 being used as a sitting room
- Refitted shower room with underfloor heating
- Cavity wall and loft insulation as well as solar panels installed
- Kitchen and utility room
- L shaped Lounge with dining area
- Garage and generous sized gardens particularly to the rear
- Karndean flooring to the majority of rooms

**£310,000 PRICE REGION**



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950



## Property Description

A spacious three-bedroom, detached bungalow together with generous sized and established private gardens to rear ideal for the gardening enthusiast, occupying a quiet cul de sac location on the edge of this popular village.

Extended to the rear, the property now provides light and versatile accommodation benefiting from electric heating, solar panels, cavity wall and loft insulation and together with Karndean flooring throughout includes entrance porch leading to an L shaped lounge with dining area. Fitted kitchen with base units, worktops and open shelving together with integrated double oven hob with hood above and plumbing for dishwasher. An open arched doorway leads to the utility room with wall and base cupboards plumbed for automatic washing machine and space for fridge freezer, etc. An inner hall gives access to three double bedrooms, the rear room being presently used as a sitting room having dual aspect and patio doors opening into the garden. The shower room has been refitted with tiled walls and underfloor heating and features a modern walk-in shower, toilet and wash basin.

To the outside "crunch gravel" driveway provides off-road parking for several cars leading to a single garage with light and power.

The garden is predominantly to the rear having been lovingly developed by the current owners over the past 28 years featuring a variety of bushes and plants, separate flowerbeds interspersed by gravel paths the whole experience creating a wildlife haven. There's also wildlife pond, monkey puzzle tree, and a number of evergreens.

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, A.1. trunk road and the Market Town of Wetherby. The village has a good range of facilities that include local school, church, two public houses, village shop, hairdressers, bowling green and village hall. More comprehensive facilities are available in the Market Town of Wetherby some 6 miles away and the historic city of York is approximately 10 miles away offering more sophisticated facilities.

