



**TENURE**

Freehold.

**COUNCIL TAX**

Band B (from internet enquiry)

**SERVICES**

We understand mains water, 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 November 2024



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 ~ 19 Bramblegate Road, YO26 7SA**

An attractive four-bedroom modern detached family home occupying a prominent corner position upon this popular new build development, benefitting from south facing private gardens to the rear and enjoying open aspect to the front, early viewing is advised.

- Four well-proportioned double bedrooms
- Open plan kitchen diner
- Generous sized living room with bay window
- House bathroom and ensuite shower
- South facing private garden to rear
- Driveway parking and integral garage
- The remainder of an NHBC guarantee
- Popular village location

**£449,950** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950



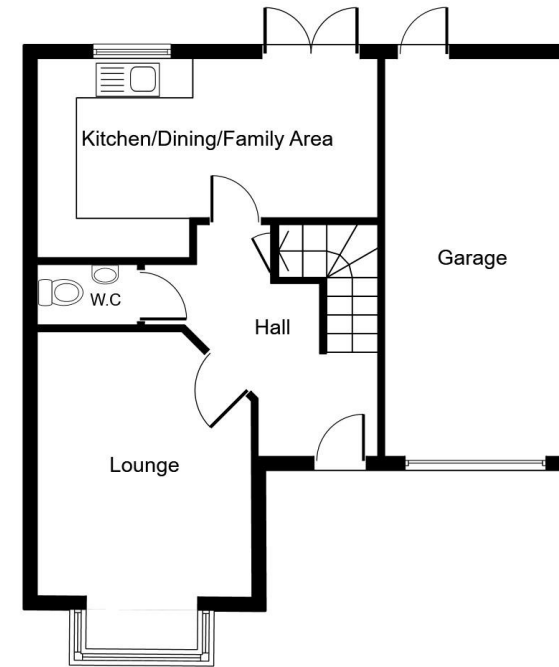
## Property Description

Built to the 'Grainger' design by Linden Homes, this well-proportioned contemporary family home extends to approximately 1,300 sq. ft. Benefiting from gas fired central heating and double glazed windows throughout, the accommodation in further detail comprises:-

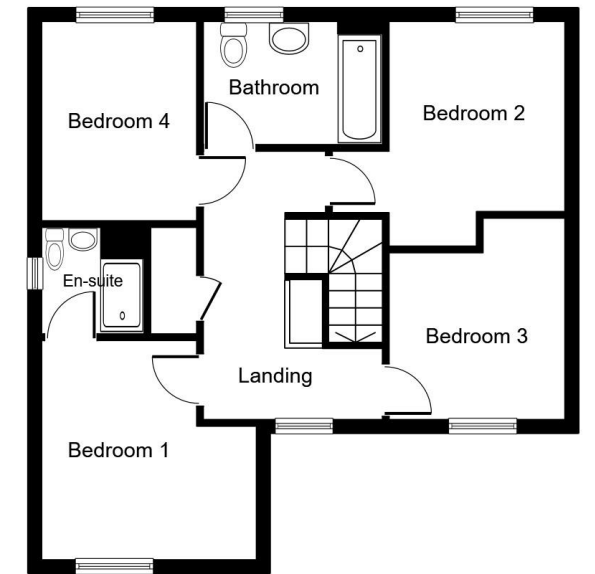
To the ground floor; Entering into a central entrance hallway with turned staircase leading to first floor, storage cupboard beneath and downstairs wc. A generous sized living room with bay window to the front. Tiled flooring off the hallway leads into an open plan kitchen diner across the rear of the property with French style patio doors leading onto south facing rear garden. An integral garage completes the ground floor.

A turned staircase leads to galleried landing at first floor. There are four generously proportioned bedrooms, the principal bedroom with en-suite shower room. A separate well-presented house bathroom with modern white suite including panelled bath with shower above.

To the outside; A tarmac driveway provides off road parking and access to integral garage. The property enjoys a corner position with open aspect to the front across the central designated green space of the development. The south facing private garden to the rear is set largely to lawn with timber fencing and brick garden wall perimeter. The stone flagged patio creates an ideal space for outdoor entertaining and relaxing along with BBQ and 'al fresco' dining in the summer months.



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

