



TENURE

Freehold.

COUNCIL TAX

Band D (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 December 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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 ~ 208 Prince Rupert Drive, YO26 7PU

This extended four bedroomed family home reveals well-proportioned living accommodation and offers scope for further extensions (subject to consents) given its' surprisingly large garden plot with wonderful open aspect and secondary access to rear.

- Extended four bed linked detached
- Sensational garden plot
- Open aspect to rear and wooded area to side
- Living room and separate dining room
- Modern breakfast kitchen
- Utility/boot room and downstairs study
- Popular residential development
- Convenient village location with easy access to Wetherby and York

£440,000 PRICE REGION



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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ESTATE AGENTS
VALUERS

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Property Description

This extended four bedroom linked detached family home is situated on a sought-after residential development, enjoying a prime position at the end of a quiet cul-de-sac. With open rear aspects and a generously sized garden plot, the accommodation in further detail comprises:-

On the ground floor, access is gained through a UPVC front door, leading to an entrance hall with stairs to the first floor. There is a useful under stairs storage area and access to a spacious utility/laundry room with rear garden access. There is a downstairs WC and access to the integral garage. The breakfast kitchen is fitted with a comprehensive range of modern gloss wall and base units, cupboards and drawers. Integrated appliances include a double stacked oven with top grill, alongside space for a dishwasher, integrated fridge/freezer and four ring gas hob. The kitchen features a breakfast bar, a tall larder cupboard and wood effect flooring that complements the contemporary style. Adjacent is a rear lobby with access to a study and a good-sized dining room. The dining room benefits from dual aspect with windows to the side and rear offering delightful views of the private garden. The lounge is a cos retreat, complete with a wood burning stove set within an eye-catching stone surround and mantle. Double patio doors open directly onto the rear garden and generous patio area.

On the first floor, the property reveals four well-proportioned bedrooms. The primary bedroom is a double room featuring fitted floor to ceiling wardrobes, matching bedside tables and a dressing table. The second bedroom, also a double, includes a walk-in wardrobe and a large window with views of the garden and adjoining open fields. Two further bedrooms all served by a modern house bathroom with a white suite and a shower over the bath.

To the outside, the property sits on an impressive plot with well-tended gardens comprising a level lawn to the side and rear, beautifully maintained flower borders, established hedging and shrubs, soft fruit trees, raised beds and vegetable plots. A secondary vehicle access point is available at the back of the garden, off a rear lane. The outdoor space is further enhanced by generous, flat patio areas ideal for entertaining and relaxation, all while enjoying the open aspect.

Total floor area 132.3 sq.m. (1,424 sq.ft.) Approx (Including Garage)

