



**TENURE**

Freehold. Annual service charge of £189.40 to First Port Management Company for maintenance of green areas on the development.

**COUNCIL TAX**

Band C (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

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Tockwith ~ 47 Bunting Drive, YO26 7SB**

A beautifully presented and tastefully decorated three-bedroom semi-detached home enjoying a choice position on this popular modern development with convenient access to the charming Westfield Road in the heart of Tockwith village. Early viewing is highly recommended.

- A modern stylish three-bedroom home
- Generous sized master bedroom with en-suite shower room to second floor
- Two further bedrooms and house bathroom
- Landscaped rear garden with attractive patio seating area and covered pergola
- Off-road parking for three vehicles
- Short walking distance to Tockwith primary school and sports ground
- Convenient access to village Main Street

**£289,950** 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.
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.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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## Property Description

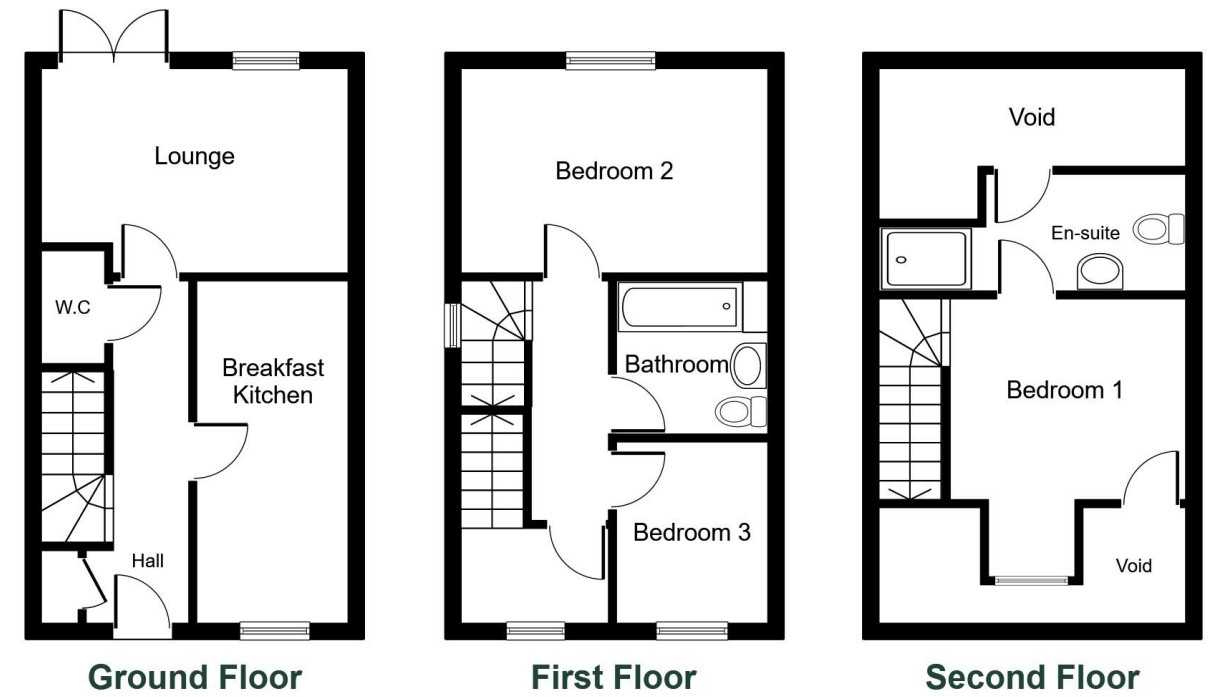
Built to the 'Wyatt' design in 2020 by Linden Homes, the property benefits from the remainder of its 10 year builders warranty. Upgraded by the current owners with additional parking to the front and landscaped rear garden with stunning pergola seating area and flagged patio. Imaginative and bespoke storage solutions have been added along with increased kitchen units and integrated dishwasher. With gas fired central heating and double glazed windows throughout, the beautifully presented living accommodation in further detail comprises:-

To the ground floor; An attractive entrance hallway with turned staircase to first floor providing space for bespoke wine rack and shoe rack storage fitted underneath. A recently decorated downstairs wc has decorative panelled wall detail along with further cloaks cupboard housing wall mounted gas fired combi boiler. The modern breakfast kitchen is fitted with a contemporary range of high gloss handle-less wall and base units, the kitchen units have been extended to house additional storage and integrated appliances of under counter dishwasher, fridge freezer, combined washer dryer and electric oven. The living room enjoys double glazed French style patio doors leading to outdoor flagged patio area, creating an ideal space for entertaining.

To the first floor; Bedroom two is a well-proportioned double room with aspect over the rear garden and towards the village main street. Bedroom three is currently being used as home office. The house bathroom is fitted with a modern white three-piece suite of panelled bath with shower fitting above, low flush wc and pedestal wash basin, the attractive grey wall tiles have been extended.

To the second floor; A bright and airy master bedroom suite with vaulted ceiling and replacement ceiling lighting along with double glazed Dorma window to the front, bespoke fitted storage provides additional hanging space and shelving. An en-suite shower room leads from the main bedroom with further imaginative storage solutions.

To the outside, Off road parking is available for three vehicles to the front of the property. A hand gate to the side leads to private and enclosed rear garden, landscaped by the current owner creating a raised patio seating area covered with timber pergola, a perfect space for outdoor entertaining along with BBQ and al fresco dining in the summer months.



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NOT TO SCALE For layout guidance only

