



240

240, Prince Rupert Drive  
Tockwith | York | YO26 7PU

**A spacious detached 4 bedroom property with garden, annex and parking. Enjoying a cul-de-sac location and within walking distance of the village main street.**

**Guide Price £480,000**

**LOCATION**

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, A1 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 Wetherby some 7 miles away and the historic city of York is approximately 11.5 miles away offering more sophisticated facilities. The nearby Cattal station provides regular train services to York, Harrogate and Leeds.

**DESCRIPTION**

This family home offers both spacious and versatile living accommodation, being well-laid out and has an abundance of natural sunlight flowing throughout it. The accommodation briefly comprises of an entrance vestibule which continues into a light and airy dining hall with stairs to the first floor and ample space for a dining table and chairs with a glazed patio door opening out onto the rear garden, the breakfast kitchen is fitted with a range of wall and base units, central island, a range oven with extractor hood above as well as having space for a dining table and chairs. There is a utility room with wall and base units and inset sink, having both space and plumbing for a washing machine and tumble dryer, the boiler is also





housed in here as well as a WC. The spacious sitting room has a sliding patio door out to the rear garden, and a further reception room currently used as a playroom would also be ideal as a home office/study if desired.

To the first floor there is a large master bedroom with fitted wardrobes and ensuite shower room, 2 further generous double bedrooms, a single bedroom and a house bathroom.

Outside, the property is approached via a private gravel driveway which extends down the side of the house and provides parking for 2/3 cars. At the head of the drive is an annex currently used for storage with power and water, it would also be ideal as a home office or gym. The private rear garden is south facing and is mainly laid to lawn with a generous paved patio area, ideal for alfresco dining.

#### **ADDITIONAL INFORMATION**

**Tenure:** Freehold with vacant possession on completion.

**Council Tax:** North Yorkshire Council - Band F

**Services:** Mains water, electric, gas and drainage.

**Viewing:** Strictly through the selling agents, Lister Haigh Knaresborough 01423 860322.

#### **DIRECTIONS**

Leaving Wetherby via the B1224 in the direction of York. After approximately 4 miles take the left turning at the crossroads signposted Tockwith. At the next crossroads bear right towards Tockwith village. Turn right into Prince Rupert Drive and continue to the top of the development bearing left and the property is identified on the right-hand side by a Lister Haigh for sale board.





Lister Haigh, 106 High Street, Knaresborough, North Yorkshire, HG5 0HN

01423 860322

E: sales@listerhaigh.co.uk

www.listerhaigh.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and 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 correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property. Regulated by the RICS. Brochure created March 2024.

