



Prince Rupert Drive, Tockwith, York, YO26 7PT

- THREE BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER/SNUG AREA
- DRIVEWAY AND GARAGE
- EPC RATING D / COUNCIL TAX BAND D
- TADCASTER GRAMMER CATCHMENT FOR SCHOOLS AND WELL REGARDED PRIMARY SCHOOL
- SHOWER ROOM AND BATHROOM
- QUIET CUL-DE-SAC LOCATION

Asking Price £395,000



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DESCRIPTION

THIS THREE BEDROOM DETACHED HOUSE IS STUNNING THROUGHOUT AND HAS A FANTASTIC LAYOUT THAT WORKS BEAUTIFULLY AS A PERFECT FAMILY HOME.

On entering this stunning detached home you enter into the bright hallway with marbled tiled flooring through to the downstairs shower room with walk in shower, sink basin with underneath storage and W/C. The hallway also provides access to the larger than average utility room with ample worktop space and base units with sink. There is plumbing for a washing machine and space for a tumble dryer.

This property offers a spacious lounge with large windows that flood the room with natural light, creating a bright and airy atmosphere, with dual access from the hallway and the kitchen/diner. The lounge features a recently installed log burning stove with wooden mantel and is the perfect place to relax and unwind.

Entering the kitchen/diner you are welcomed by the open and airy space, that is both beautiful and convenient, with ample worktop space, breakfast bar and a range of wall and base units that benefit from under cupboard lighting. The integrated appliances consist of a dishwasher, four ring gas hob, electric oven, extractor fan and space for an "American style" fridge freezer.

The Kitchen/Diner/Snug area really is the heart of the home and is the most used room of the house by the current sellers because they love the log burner and also the bi-fold doors that create the outdoor - indoor living which is perfect for these upcoming spring/summer months.

Consistent with the rest of the property the upstairs space is well presented and has been decorated for modern and inviting living.

The large "U" shaped landing provides access to the three double bedrooms and a house bathroom.

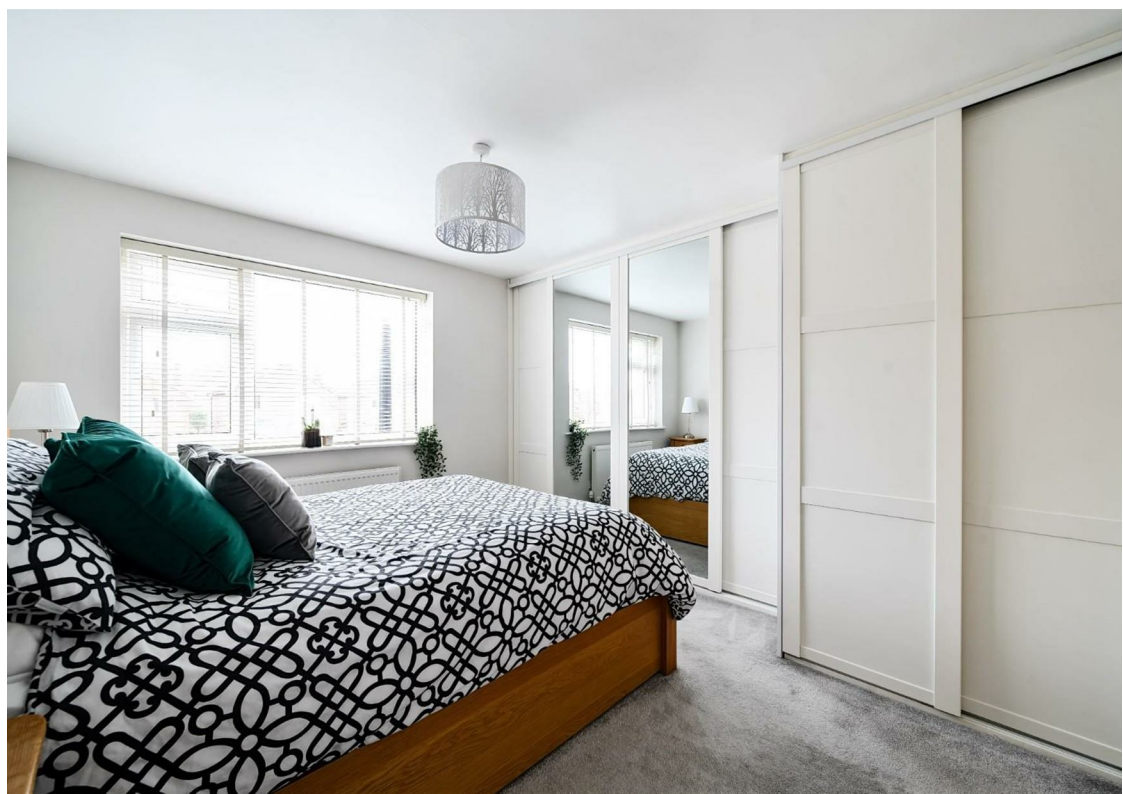
The master bedroom is a spacious and bright space that benefits from large built-in wardrobes. Two further bedrooms are well presented and good sized.

Finishing the upstairs space is the house bathroom, featuring beautiful, tiled flooring, towel rail, shower over bath, sink basin with storage underneath and W/C.

Towards the front of the property is the access to the garage with an up and over door. The block paved driveway provides off street parking for multiple cars.

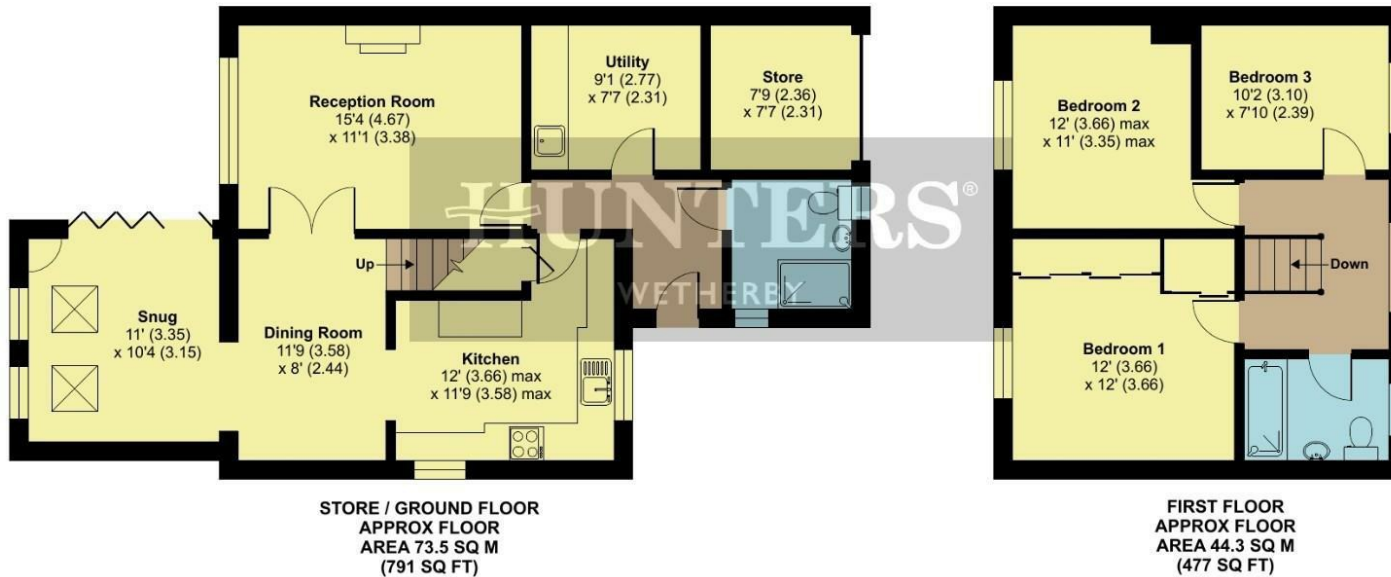
The rear of the property is a large space with patioed area from the bi-fold doors and a large grass space with decked area, perfect for a summers evening entertaining.





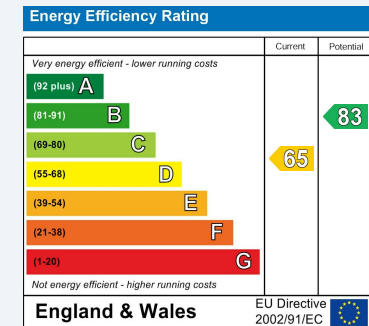
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Approximate Area = 1208 sq ft / 112.2 sq m
 Store = 60 sq ft / 5.6 sq m
 Total = 1268 sq ft / 117.8 sq m
 For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1083060

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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