



Fairfax Crescent, , Tockwith, YO26 7QX

- DETACHED FOUR BEDROOM HOUSE
- LARGE GARAGE AND OFF STREET PARKING
- SCOPE TO EXTENDED (SUBJECT TO PLANNING PERMISSION)
- SET ON CORNER PLOT
- GEORGIOUS GARDEN
- EPC RATING- C/ COUNCIL TAX BAND- D

Offers Over £395,000



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DESCRIPTION

Hunters Wetherby are proud to present this four bedroom detached home set on a corner plot in the sought after location of Tockwith.

Tockwith is a very popular semi-rural North Yorkshire village with excellent amenities including a village shop, post office, hairdressers, doctor's surgery, two public houses and a highly regarded nursery and primary school.

On entering the property you are greeted with an open hallway that leads to the spacious lounge where a fireplace serves as the focal point. Through the double doors of the lounge you will discover two additional rooms, perfect use for a reception room or play area adding versatility to the layout.

The well proportioned kitchen and dining area features a range of wall and base units with an integrated dishwasher. There are gas and electric points for an oven and hob.

A convenient utility room finishes the downstairs space benefitting from plumbing for a washing machine and space for a dryer.

On the first floor is four bedrooms, one of which benefits from built in wardrobes and another benefitting from built in storage, creating ample storage space throughout.

The house bathroom finishes the upstairs space and consists of a well sized bathtub with shower over, vanity sink and low level w/c.

Being at on a corner plot, this property allows for a wrap around garden with the scope to extend (subject to planning permission.)

This beautiful garden is laid to lawn with patio from the 'French' doors and the hedged boundary allows for privacy.

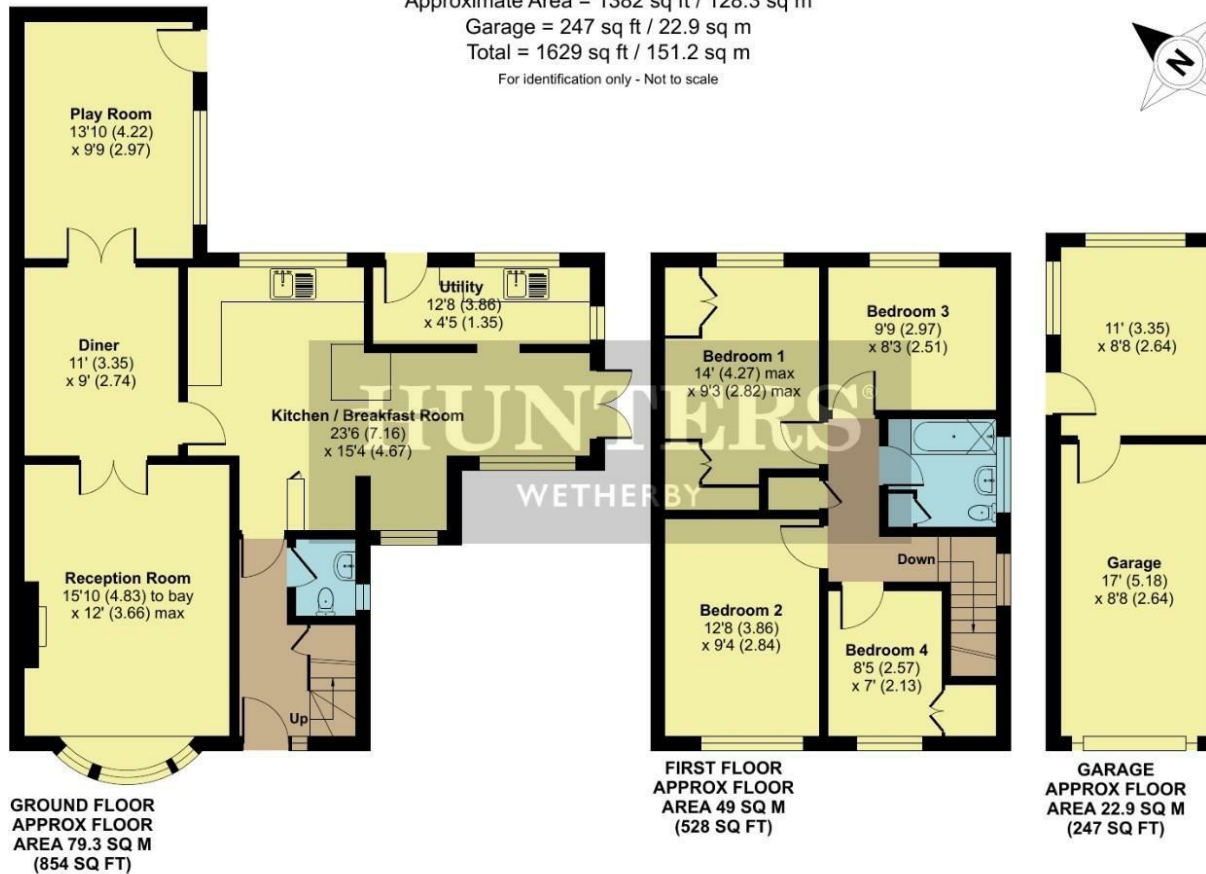
To the side of the property there is a large garage that includes a convenient additional room for an offices. The pleasant outdoor area is ideal for relaxation and outdoor activities, perfect for these upcoming summer months.





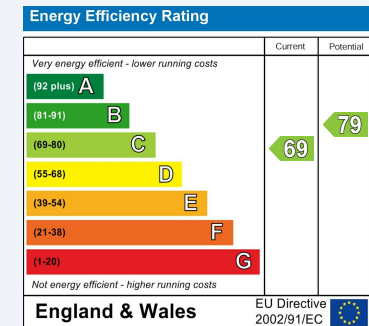
Fairfax Crescent, Tockwith, York, YO26

Approximate Area = 1382 sq ft / 128.3 sq m
 Garage = 247 sq ft / 22.9 sq m
 Total = 1629 sq ft / 151.2 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.

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.

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: 1129511



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