



## Prince Rupert Drive, Tockwith, York, Yorkshire, YO26 7PU

- A THREE BEDROOM DETACHED WITH AN ATTACHED GARAGE
- OFF STREET PARKING FOR SEVERAL CARS
- HIGHLY SOUGHT AFTER ESTATE AND LOCATION OF TOCKWITH
- CATCHMENT FOR TADCASTER GRAMMER SCHOOL AND KING JAMES OF KNARESBOROUGH
- THE PROPERTY IS IN NEED OF MODERISATION
- EPC RATING / COUNCIL TAX BAND

**Asking Price £320,000**



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## DESCRIPTION

Hunters Wetherby are proud to market this three bedroom detached family home with off street parking for several cars and integral single garage together with an enclosed rear garden situated in this highly sought after village.

The accommodation briefly comprises; reception hall which leads through to the sitting room with two windows enjoying a private aspect to the rear, it also includes a contemporary wall mounted electric flame effect fire. The property also has the benefit of a downstairs W.C.

The kitchen comprises a comprehensive range of matching wall and base units with working surfaces and tile splashbacks over. There is a large bay window to the front overlooking the front garden.

To the first floor is the landing with access to three good sized bedrooms and house bathroom. Bedroom one is situated to the rear of the property. There are two further double bedrooms.

The house bathroom comprises of a matching white three piece bath suite with shower over bath.

Outside, a paved and gravelled driveway provides off street parking for two cars, attached garage with over door access.

A further feature is the rear garden, perfect for entertaining and for those with family requirements.

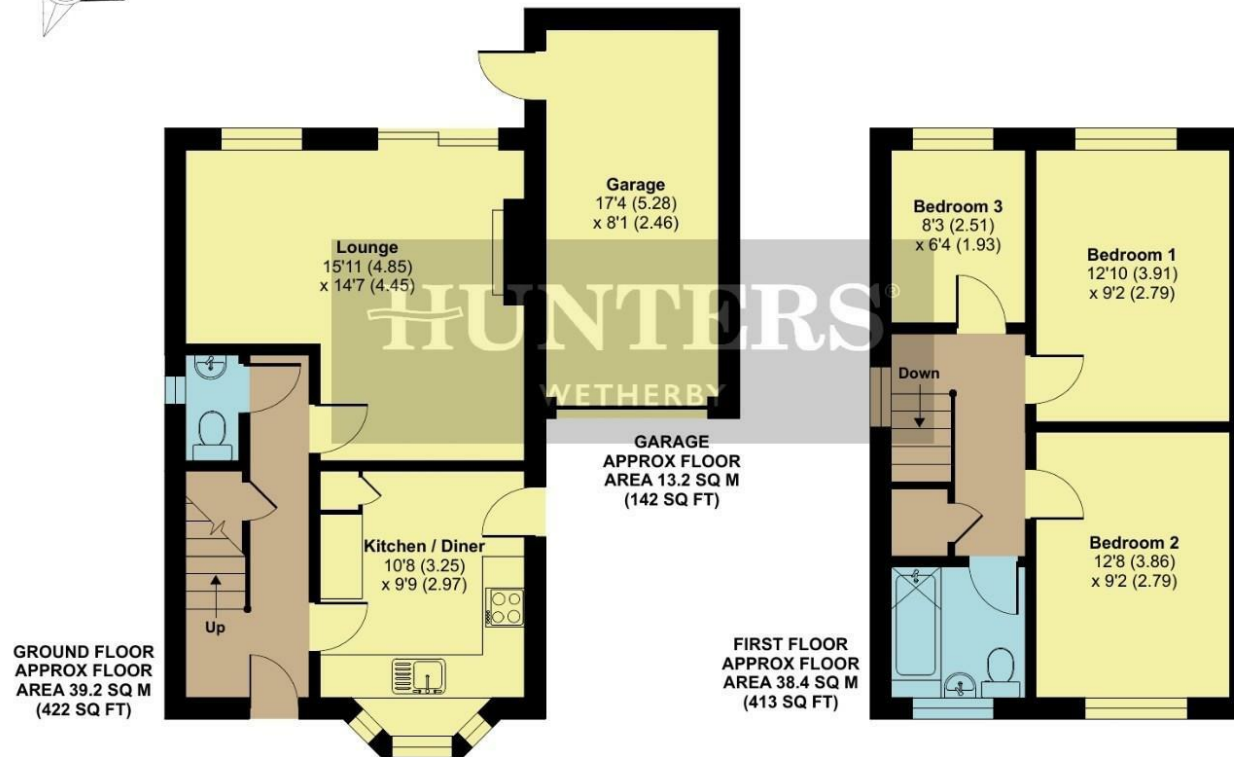
The village of Tockwith is well regarded and sought after. Boasting an excellent local school, shop and two public houses as well as a variety of other facilities and amenities. It is a popular location, particularly due to its convenient location with the business centres of Wetherby, Harrogate, Leeds and York all of which are within a comfortable commuting distance.





# Prince Rupert Drive, YO26

Approximate Area = 835 sq ft / 77.6 sq m  
 Garage = 142 sq ft / 13.2 sq m  
 Total = 977 sq ft / 90.8 sq m  
 For identification only - Not to scale



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: 1131615

## Viewings

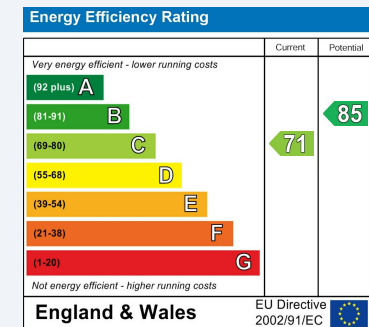
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

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

## 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.



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