



## Ralph Garth, Tockwith, YO26 7PP

- Three bedroom semi detached house
- Sought after location
- Three good size bedrooms
- Stunning countryside views
- Approximately 10 miles to York city centre with plenty of amenities
- Council tax band - C / EPC rating - C

**Asking Price £320,000**



# Ralph Garth, Tockwith, YO26 7PP

## DESCRIPTION

Hunters Wetherby are proud to present this three bedroom semi detached house in the sought after location of Tockwith!

The ground floor consists of kitchen, lounge, L-shaped dining room which could easily be made into a dining/ living space.

The lounge is a spacious room with two large windows, one to the front and one to the side, allowing ample natural light to fill the room. There is an Adams style fireplace with gas living flame fire which provides a lovely focal point to the room. The dining room is an L-shaped room which could also be turned into a snug/dining room to offer versatile living. The dining room benefits from a utility room which has plumbing for washing machine and separate dryer. The kitchen is fitted with a range of wall and base units and also features integrated dishwasher, fridge freezer, oven and hob.

To the first floor of the property are three bedrooms and a house bathroom. Bedroom one is a double room featuring fitted wardrobes and offers stunning views over the countryside. Bedrooms two and three are also double bedrooms.

Finishing the first floor is the house bathroom which has a large walk in shower, pedestal wash hand basin and low level w/c.

To the front of the property is a driveway with off street parking for multiple vehicles. There is also a pathway leading to the front door which is at the side of the property. To the rear is a well sized garden with gorgeous countryside views. Currently, there is a paved pathway and room for garden furniture. Internal access is gained from the French doors that lead into the dining area.

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.

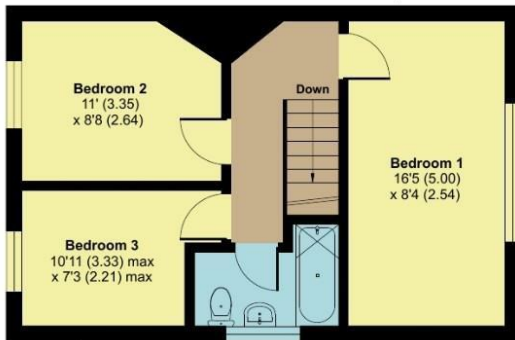




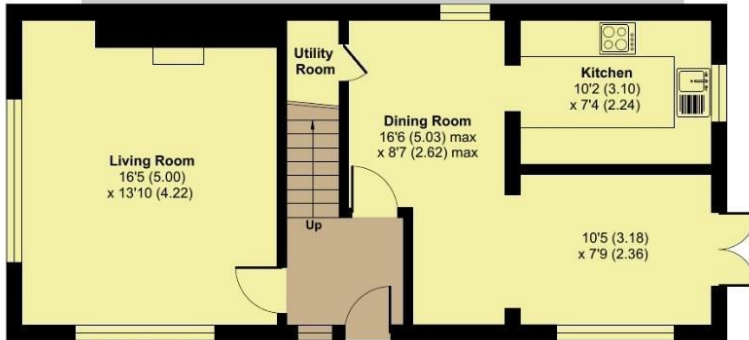
# Ralph Garth, Tockwith, York, YO26

Approximate Area = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 40.1 SQ M  
(432 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 57.2 SQ M  
(616 SQ FT)

HUNTERS®



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1182011

## Viewings

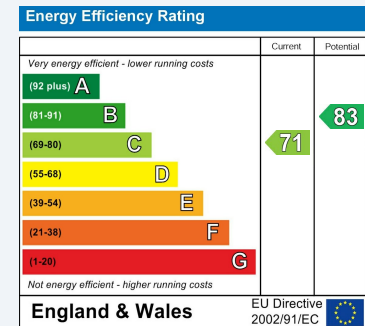
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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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