



Prince Rupert Drive, Tockwith, YO26 7QS

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- LOVELY VIEWS OVER COUNTRYSIDE
- STUNNING 230FT GARDEN
- CONSERVATORY
- EPC RATING D / COUNCIL TAX BAND E

Offers Over £450,000



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DESCRIPTION

Hunters Wetherby are delighted to offer to the market this four bedroom detached home in the popular village of Tockwith and situated on the very popular street of Prince Rupert Drive. The current owners have lived here for 35 years and have loved every moment.

On entering into the property you are welcomed into the hallway where you will find a W/C and useful understairs cupboard for additional storage. The welcoming and bright living room has a large bay window and an open coal fire with a feature fireplace and wood surround which creates warmth and ambience on these chilly days. The dining room is separated to the living room by double doors and a conservatory leads from the dining room which provides additional living space which is a lovely and relaxing and the perfect spot to sit and enjoy looking over the magnificent garden.

The breakfast kitchen is nicely positioned within the home with views over the garden there is a excellent range of wall and base units integrated double oven/grill, electric hob and dishwasher. There is plumbing for a washing machine and spaces for a fridge freezer and tumble dryer.

To the first floor there are three double bedrooms all beautifully presented with bedroom one having the benefit of built in wardrobes with sliding doors. The single room is currently being used as an office space.

The house bathroom is partly tiled and has a shower over the bath, low level toilet, wash basin and ladder style radiator.

If you are a keen gardener then the extensive rear garden (approx. 230ft) is going to impress and if you love the sound of birds singing then this is the place for you. The area has been cleverly split into multiple sections and has been well maintained and loved by the current owners. This garden really does have something for everyone from patio areas to sit and relax or host a BBQ, mature shrubs and trees, a pond to relax and watch the fish swim, a bog garden to help wildlife and let children get messy or vegetable plots to grow your own food this garden is simply a delight.

To the front of the property there is a large tarmac driveway which offers parking for multiple vehicles. There is lawned area and the front benefits from a brick built wall which define the boundary.

Tockwith is a popular semi-rural North Yorkshire village with excellent amenities including a village shop, post office, hairdressers, doctor's surgery, two pubs and a highly regarded nursery and primary school. The market town of Wetherby is only some 10 minutes' drive with a wide range of amenities and also bypassed by the A1 for travel further afield.

AGENTS NOTE - The garden measurements have been given us by the sellers

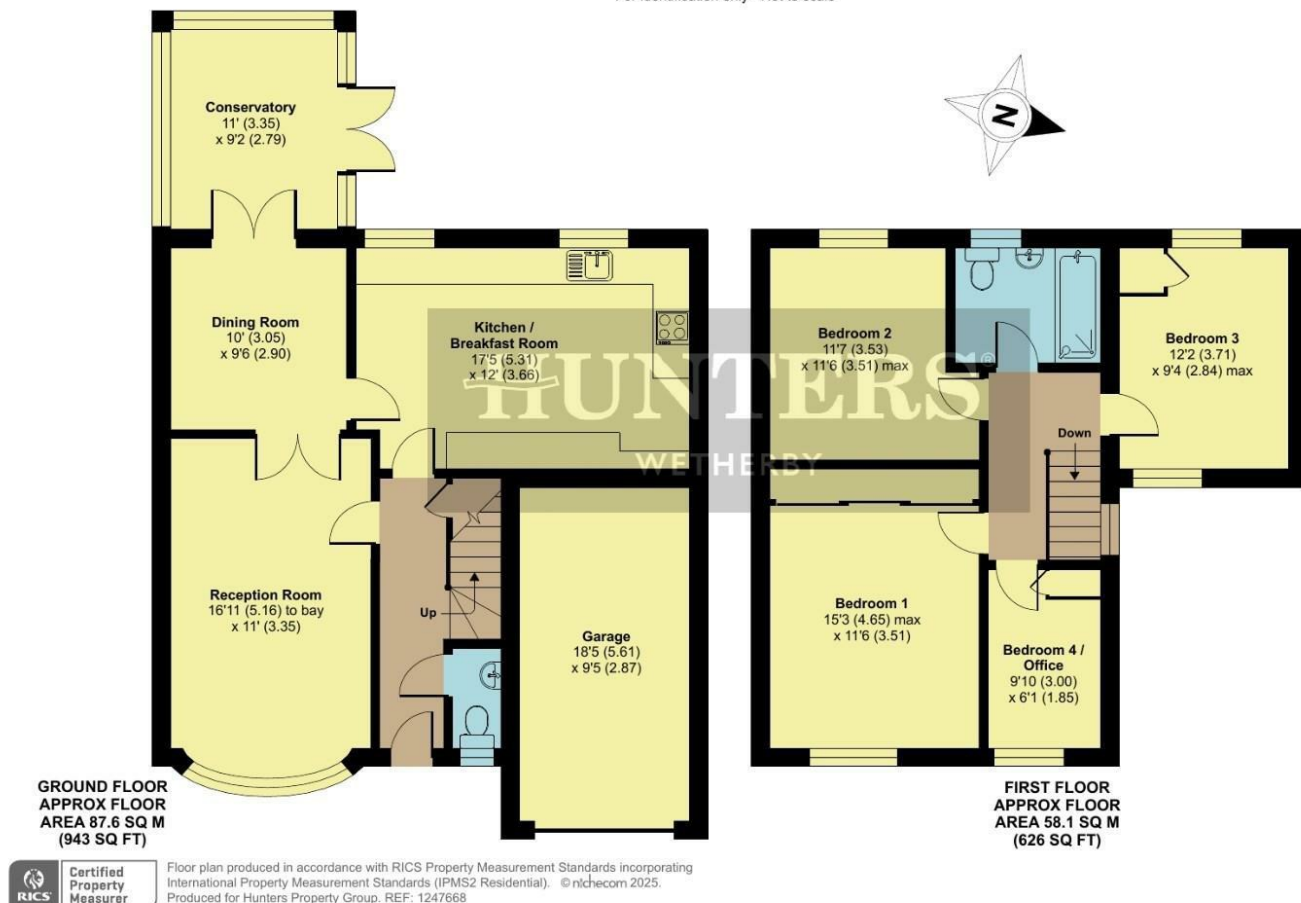




Prince Rupert Drive, Tockwith, York, YO26

Approximate Area = 1569 sq ft / 145.7 sq m

For identification only - Not to scale



Viewings

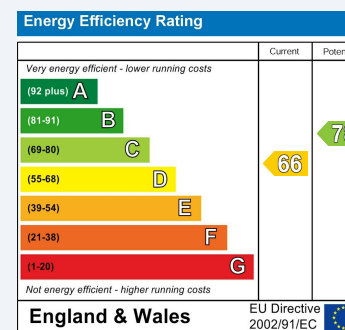
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.