



Kendal Gardens, Tockwith, York, YO26 7QR

- TWO BEDROOM SEMI DETACHED HOUSE
- UNFURNISHED
- EPC RATING D
- OFF STREET PARKING
- COUNCIL TAX BAND C
- AVAILABLE SECOND WEEK OF JUNE

£1,200 Per Calendar Month



Kendal Gardens, Tockwith, York, YO26 7QR - £1,200 Per Calendar Month

DESCRIPTION

Set in the desirable village of Tockwith lies this well presented semi-detached home. This property is within a popular development of similar residential properties. Benefiting from gas fired central heating the property briefly comprises; entrance porch, lounge, modern kitchen and conservatory. Stairs lead to the first floor landing with two good sized bedrooms and house bathroom. To the rear is an enclosed garden with BBQ area. To the side is a generous drive leading to garage providing ample off-road parking. The village itself continues to be popular due to the proximity to York, Wetherby and Harrogate along with good links to the main link roads to commute beyond. It is also a friendly village which boasts annual community events with good amenities within it.

Entrance Hall

Part glazed entrance door, window to the side and door through to the lounge.

Lounge

11'7" x 15'3"

Spacious lounge with central fireplace, under stairs storage cupboard, radiator and window to the front aspect

Kitchen

11'6" x 11'10"

Fitted with a range of white gloss wall and base units with black preparation surfaces, sink and drainer with pull out mixer tap, integrated 4 ring electric hob and electric oven, space for fridge freezer, wood effect laminate flooring, exposed brick effect tiles, window to rear aspect, French doors to conservatory.

Conservatory

5'7" x 8'10"

French doors leading to the rear garden, laminate floor and radiator

Landing

Doors to bedrooms and bathroom

Bedroom one

11'7" x 11'1"

Window to front aspect, single panelled gas radiator,

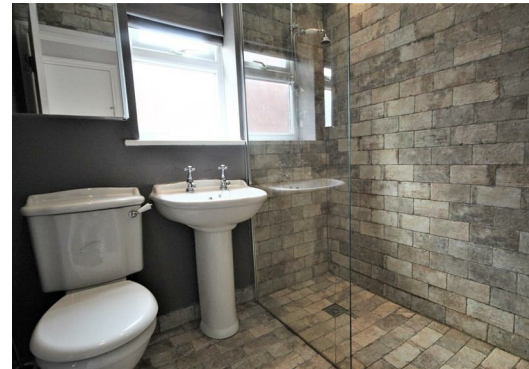
Bedroom Two

11'7" x 9'6"

Window to rear aspect, airing cupboard over stairs. single panelled gas radiator, pendant light fitting

Bathroom

Modern suite comprising: walk in enclosed shower, wash basin, traditional toilet, brick effect tiled walls and floor and window to the side aspect.







GROUND FLOOR
APPROX. FLOOR
AREA 358 SQ. FT.
(33.2 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 308 SQ. FT.
(28.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 666 SQ. FT. (61.9 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

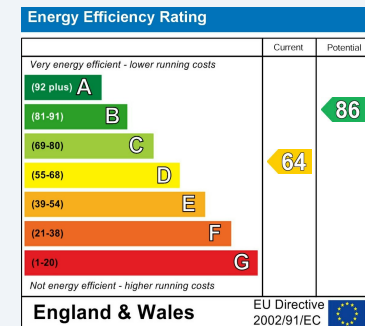
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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