



Prince Rupert Drive, Tockwith

- FOUR BEDROOM EXTENDED DETACHED HOUSE
- OPEN PLAN KITCHEN DINER WITH UNDERFLOOR HEATING
- VILLAGE LOCATION

£460,000

- BEAUTIFULLY PRESENTED
- MASTER BEDROOM & EN-SUITE
- EPC RATING C / COUNCIL TAX BAND D

Council Tax: D



Prince Rupert Drive, Tockwith

Hunters Wetherby are proud to present to the market this beautiful four bedroom detached house in the much sought after location of Tockwith!

As you step inside, you are welcomed by a spacious hallway adorned with solid oak flooring which provides access to the ground floor accommodation.

The lounge boasts a beautiful bay window, allowing natural light to flood the room. The focal point of the lounge is a gas fire with a marble surround, creating a warm and inviting atmosphere. The elegant coving adds a touch of character, enhancing the overall appeal of this room.

The heart of this home is undoubtedly the impressive kitchen diner, which has been thoughtfully extended to create a remarkable space for entertaining family and friends. The kitchen features a stylish array of wall and base units complemented by under-cupboard lighting that adds a warm glow. The granite work surfaces are an added touch of luxury.

Equipped with integral Smeg appliances, including microwave and dishwasher, this kitchen is designed for those who appreciate quality. There is space for a fridge freezer. Additionally, the underfloor heating throughout the kitchen dining area ensures a cosy atmosphere, making it an inviting space all year round.

The dining area features bifold doors that seamlessly connect the indoor space with rear garden. This design not only enhances the natural light but also creates brilliant space for entertaining, picture yourself hosting summer barbecues with friends and family, enjoying the warm weather.

The utility has extra storage space with a range of wall base units and space for a washing machine.

The property features an office, perfect for those who work from home or require a quiet space for study. This room has multiple uses depending on the buyers needs and requirements.

Completing the ground floor is the downstairs w/c with wash hand basin and heated towel rail.

To the first floor are four bedrooms and house bathroom. The master bedroom boasts fitted wardrobes and an en-suite bathroom, complete with a large shower cubicle, low-level W/C, and vanity unit with underfloor heating.

The second bedroom is a generous double. The third bedroom, also a double, features fitted wardrobes with integrated lighting, adding a touch of sophistication. The fourth bedroom is a single also equipped with fitted wardrobes.

The house bathroom comprises of large shower cubicle, bath, low level w/c and vanity unit.

As you approach the property, you are greeted by a pathway leading to the front door, with hedge boundaries and a small well-maintained lawn.

At the rear, the property boasts a driveway that provides ample off-street parking, complemented by a single garage featuring an electric door for added ease. The electric gates enhance security and privacy..

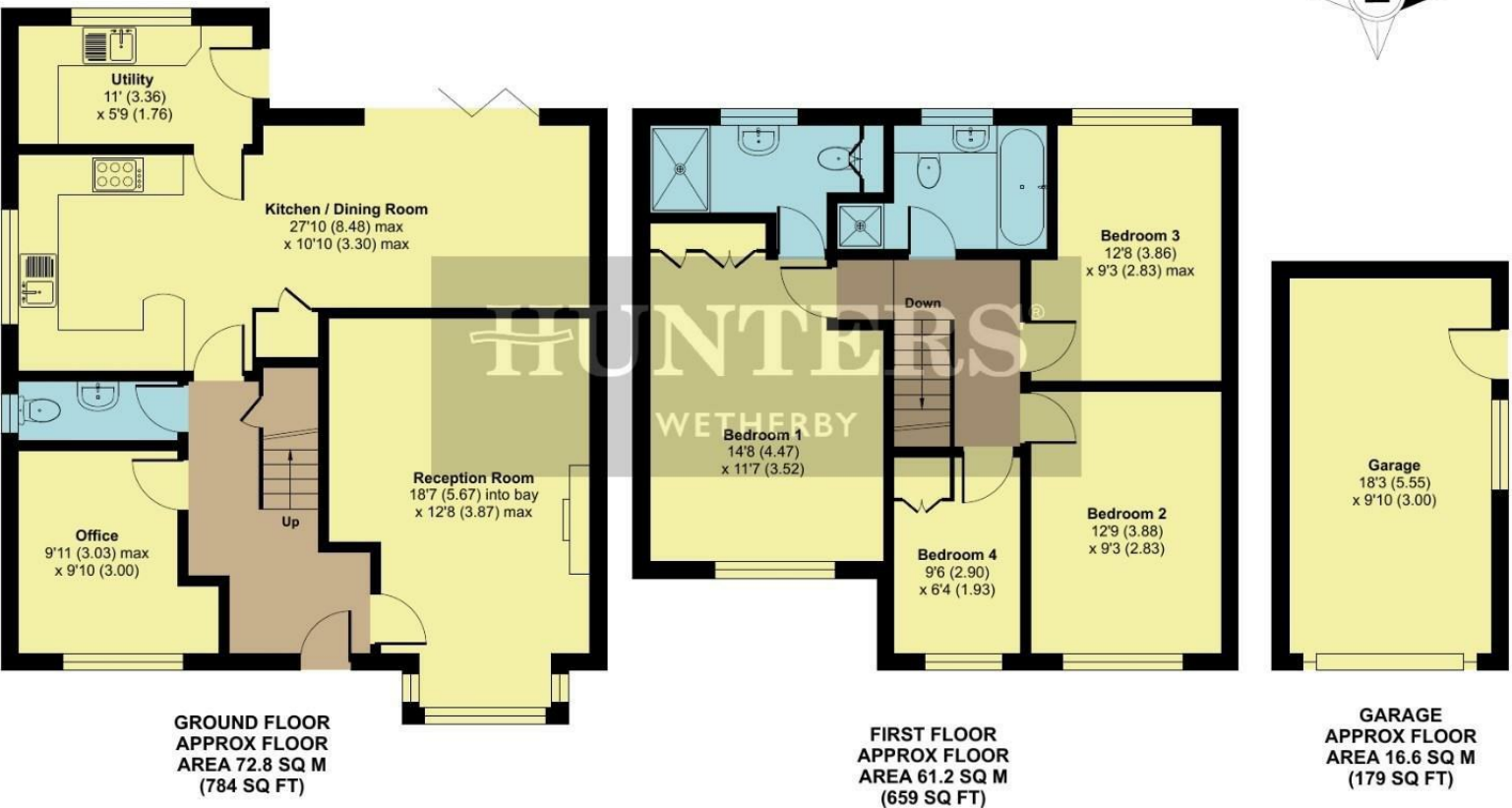
The rear garden has an artificial lawned area which is perfect for children to play, while the patio space offers an ideal setting for relaxation and outdoor entertaining. Whether you are enjoying a quiet evening or hosting friends and family, this garden is sure to impress. Additionally, the EV charger is an added benefit.





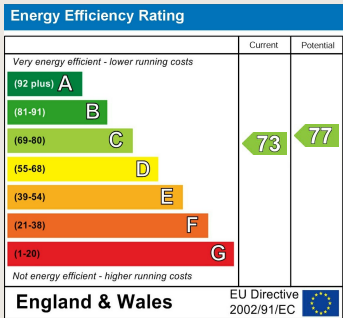
Prince Rupert Drive, Tockwith, York, YO26

Approximate Area = 1443 sq ft / 134 sq m
Garage = 179 sq ft / 16.6 sq m
Total = 1622 sq ft / 150.6 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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2025. Produced for Hunters Property Group. REF: 1329184

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com

