

23 RALPH GARTH
TOCKWITH, YORK
YO26 7PP



NICHOLLS
TYREMAN

23 RALPH GARTH | TOCKWITH | YORK | YO26 7PP

A fantastic opportunity to purchase this spacious semi-detached home situated on a quiet cul-de-sac in the quaint village of Tockwith between the popular locations of York and Harrogate. The property offers four bedrooms across three floors and excellent external space perfect for family living.

Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room | WC

Four Bedrooms | House Bathroom

Driveway | Gardens

Council Tax: C | Energy Rating: D | Tenure: Freehold

£350,000





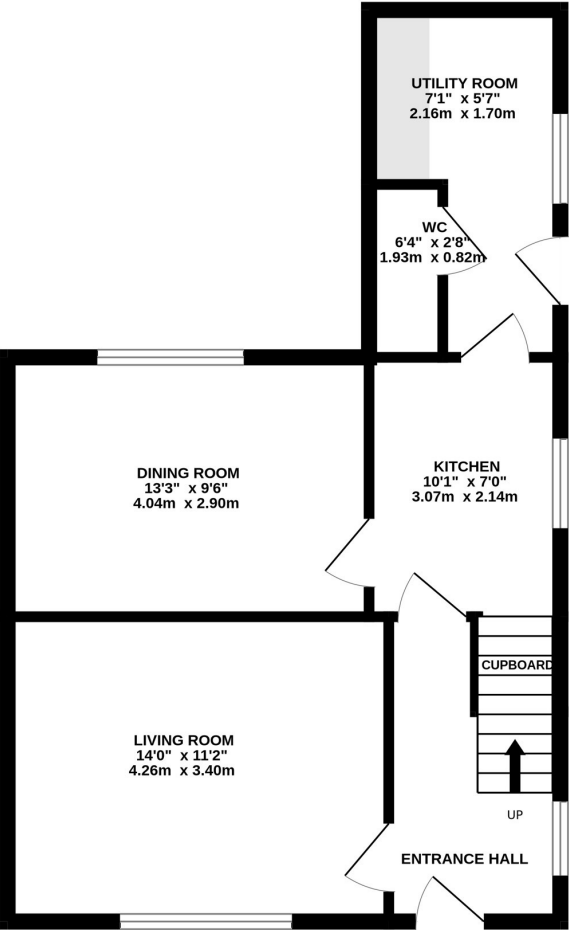
Benefiting from gas fired central heating and double glazing throughout (with the exception of a small kitchen window) the property briefly comprises; entrance hall with stairs leading to the first floor, living room at the front with log burning stove, kitchen with built in floor and wall units, dining room and utility with w/c at the rear.

The first floor offers three bedrooms, two of which are double rooms and the house bathroom comprising shower over bath, w/c and washbasin. The second floor has a spacious double bedroom with plenty of space for storage and velux windows looking out over the lovely countryside beyond.

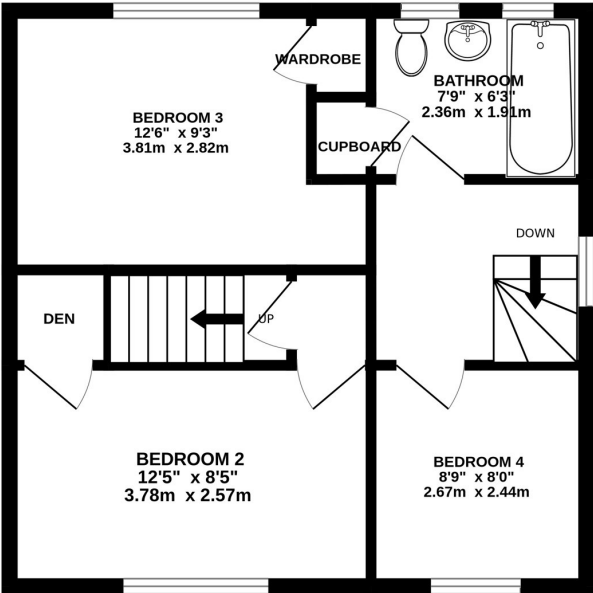
Externally the property has a private driveway for two cars, paved pathway and garden laid to lawn at the front along with a fabulous rear garden which overlooks open fields and has access to local walking routes.



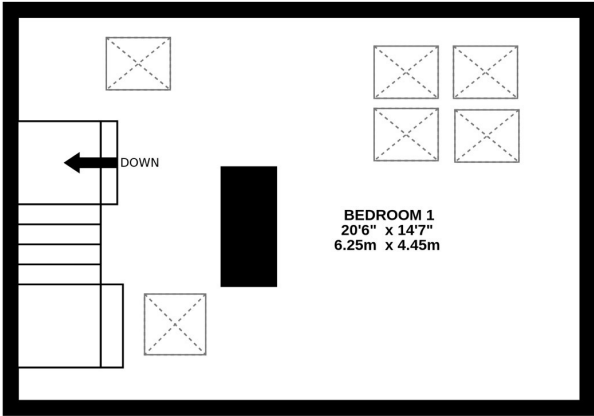
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
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WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.