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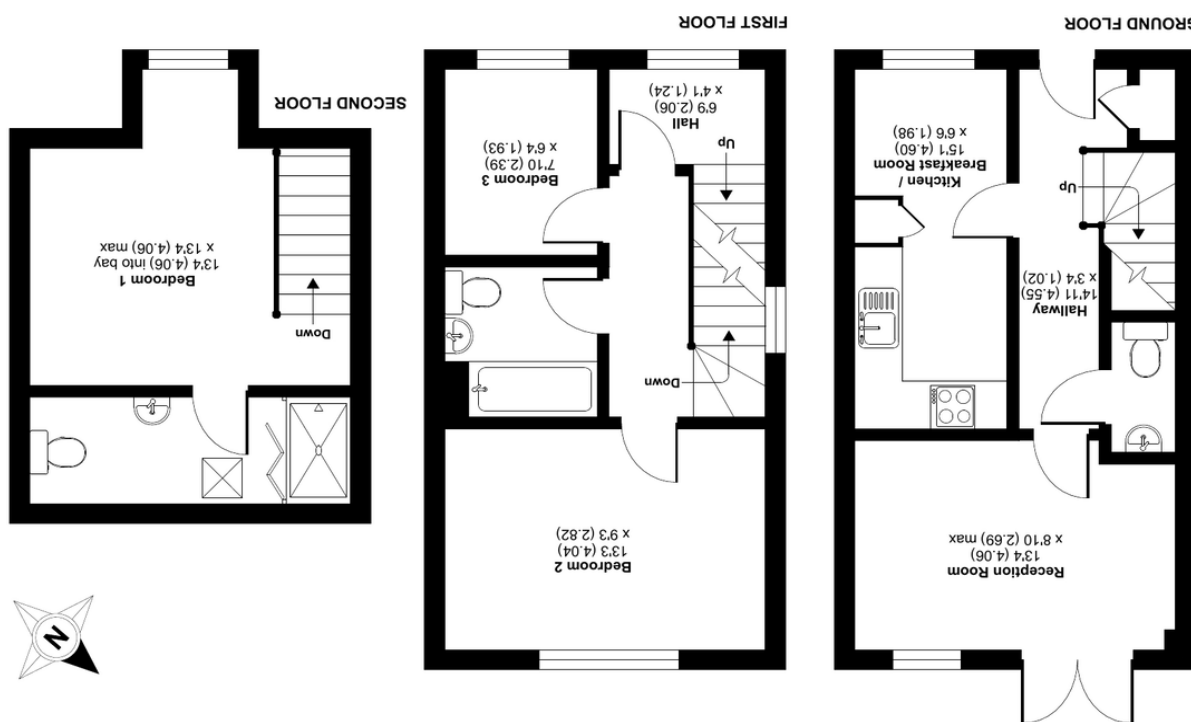
24 High Street | Wetherby | West Yorkshire | LS22 6LT



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**Cowstail Lane, YO26**



17 Cowstail Lane, Tockwith



# Guide Price £140,000

## 17 Cowstail Lane, Tockwith, York, YO26 7SD

Recently Built Property \*PRICE REPRESENTS A 50% EQUITY SHARE\* A recently built 3 storey, 3 bedroom semi-detached home available on a sought-after development in Tockwith, with Living Room, Dining Kitchen, Cloakroom, Two Bedrooms to First Floor and Master Bedroom to Second Floor with En-Suite. Parking and Enclosed Garden.

### Tenure: Leasehold

#### DESCRIPTION

A recently built three bedroom semi-detached home built over three floors located in a sought-after development in Tockwith, situated between York and Harrogate with easy access to both cities. The property enjoys an enviable position on the development overlooking the green and comprises an entrance hall, cloakroom, kitchen/dining room, separate living room. To the first floor are two bedrooms and a house bathroom and to the second floor is a master bedroom with en suite shower room. To the exterior there is parking and a good-size garden to the rear.

#### SHARED OWNERSHIP

The initial purchase is 50 % of the property, paying a low monthly rent on the part you don't buy. You will be granted a 125 year lease, which means you will be able to live in your home as if you've bought it outright. You can also buy more of your home in the future (up to 100% ownership, this is known as staircasing).

You are eligible to purchase this property if:

- Your household income does not exceed £80,000
- You have a deposit (at least 5% of the share value)
- The property will be your principle home
- You pass a financial affordability assessment

#### SITUATION

The highly popular and convenient semi-rural village of Tockwith lies to the East of Wetherby and the A1 with ease of access to Leeds, Harrogate and York and there is a railway station at nearby Cattal on the Leeds-York line. Tockwith offers a first class range of amenities including post office, shop, public houses, sports club and renowned primary school, which is a short walk from the property. The village is in the catchment area for Tadcaster Grammar School and King James High School, Knaresborough.

#### GROUND FLOOR

With entrance hall having storage cupboard. Stairs to first floor.

#### LIVING ROOM

13' 4" x 9' 0" (4.06m x 2.74m) with French doors leading out on to enclosed garden and window. Television point. Radiator.

#### DINING KITCHEN

15' 0" x 6' 7" (4.57m x 2.01m) having good range of modern wall and floor units with worktops over, integrated oven and gas hob with extractor over, two central ceiling lights, dining area with window to front having views over the green.

#### CLOAKROOM

with low level wc and wash hand basin.

#### FIRST FLOOR

Landing



#### BEDROOM TWO

13' 4" x 9' 4" (4.06m x 2.84m) window overlooking rear garden.

#### BEDROOM THREE

7' 11" x 6' 4" (2.41m x 1.93m) with window to the front overlooking the green.

#### HOUSE BATHROOM

part tiled and having bath with shower over, low level wc and pedestal wash basin.

#### SECOND FLOOR

approached from half landing with window overlooking the green, stairs to master bedroom.

#### MASTER BEDROOM

11' 3" x 9' 11" (3.43m x 3.02m) a lovely light and airy room with dormer window overlooking the green to the front.

#### EN-SUITE

with shower cubicle, low level wc and pedestal washbasin. Velux window.

#### OUTSIDE

to the front are two off road parking spaces. Side gate leads to fully enclosed rear garden. There has been some works carried out to the garden to create raised beds. This work has not been completed and the beds are currently empty. The vendors are willing to remove the raised borders and re-turf the garden. Garden shed.

