



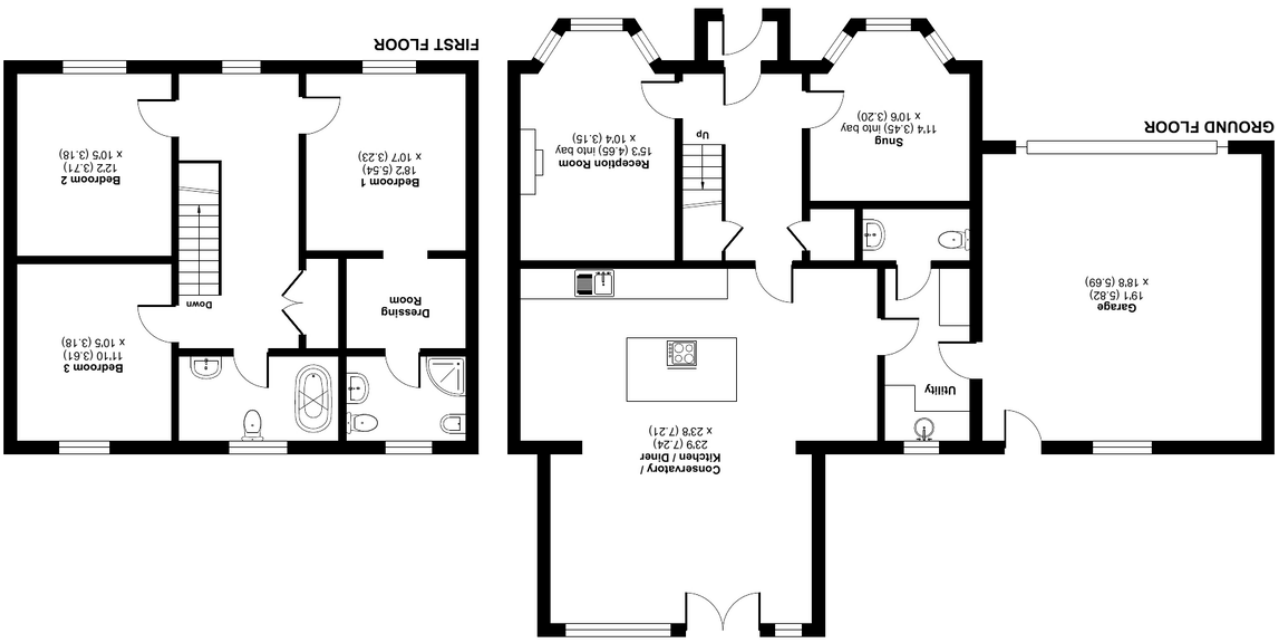
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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Approximate Area = 1734 sq ft / 161 sq m
Garage = 358 sq ft / 33.2 sq m
Total = 2092 sq ft / 194.2 sq m
For identification only - Not to scale

White Syke House, Kendal Lane, Tockwith, York, YO26



White Syke House
Kendal Lane, Tockwith



Offers Over £600,000

White Syke House, Kendal Lane, Tockwith, YO26 7QN

This executive, double fronted, three double bedroom detached home is located off the quiet Kendal Lane with parking on a gravelled driveway to the front of a double detached garage. Those who appreciate the outdoors will appreciate the location and delightful open views across farmland. Beautifully presented and skilfully designed modern family home built in 2018 to an exceptionally high specification throughout presents the ideal family home located within the popular village of Tockwith.

GROUND FLOOR

ENTRANCE VESTIBULE

with slate grey stone tiles

ENTRANCE HALL

with grey slate stone tiles and understairs storage cupboard, large coat cupboard

SITTING ROOM

with grey slate stone tiles, rustic brick fireplace inset with wood burning stove and stone hearth, large bay window to front, TV point.

SNUG

with grey slate stone tiles and large bay window to front

DINING KITCHEN/ORANGERY

a great entertaining/family area with grey slate stone tiles and having a range of wall and floor mounted units with solid oak worktops over and double ceramic Belfast sink with mixer tap, integrated dishwasher, matching centre island incorporating large range with double oven, grill and 6 burner gas ring with hotplate. Space for fridge/freezer. Orangery with patio door and windows leading to garden/patio area. LED ceiling lights.

UTILITY ROOM

again with grey slate stone tiles, wall and floor mounted units with worktops over and integrated sink, plumbing for washing machine. Window to rear aspect. Door to Double Garage.

CLOAKROOM

grey slate stone tiles, vanity washbasin, low level WC, extractor fan

FIRST FLOOR

LANDING

good sized landing with window to front and large fitted linen cupboard

DOUBLE MASTER BEDROOM

with window to front aspect overlooking farmland, TV point, leading to

DRESSING AREA

space for fitted wardrobes

EN-SUITE

fully tiled and having corner shower cubicle, bidet, low level WC and vanity washbasin, chrome ladder style heated towel rail, window to rear aspect.

DOUBLE BEDROOM TWO

window to front aspect overlooking an open aspect



DOUBLE BEDROOM THREE

window to rear aspect

HOUSE BATHROOM

part tiled with parquet ceramic wood effect flooring, white suite comprising bath with ball and claw feet with chrome vintage hand held mixer tap, ceramic vintage and chrome washbasin, low level WC and window to rear aspect.

DOUBLE GARAGE

from the aforementioned Utility Room a door leads to double garage with electric up and over door, power and light. Wall mounted Combi Boiler. Door and window to rear garden.

OUTSIDE

a gravelled frontage to the property with ample parking and access to Double Garage whilst a pathway to the side leads to a good sized rear garden with open aspect over fields and farmland. Patio area.

COUNCIL TAX BAND F

