

### GARDENS

Lawned to front with central path with maturing hedging. Side gate to enclosed and private rear garden comprising shaped lawn, patio area, ideal for outdoor entertaining, herbaceous borders, fruit trees, climbing roses, children's woodchip play area and "crunch-gravel" to side garden.



### COUNCIL TAX

Band E (from internet enquiry)

### AGENTS NOTES

We understand that there is a maintenance charge of approx £164 paid annually for upkeep of the open grassed area.

### SERVICES

We understand mains water, electricity, gas and drainage are connected.

### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings,

furniture etc photographed are included in the sale.

### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

### MORTGAGES

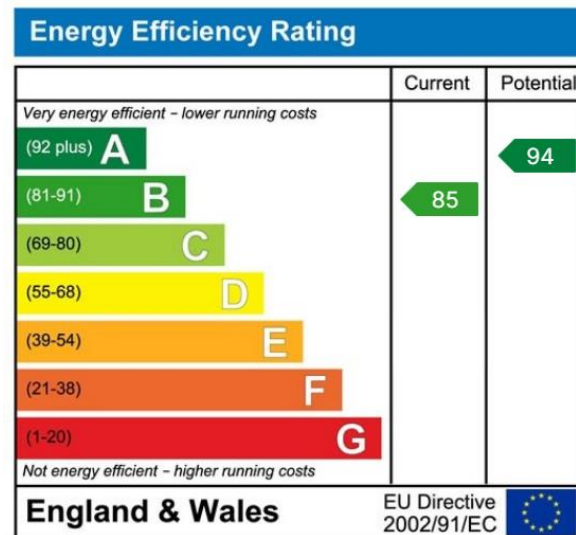
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared February 2024



### MISREPRESENTATION ACT

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## Tockwith ~ 2 Cowstail Lane, YO26 7SD

An excellent four-bedroom detached family house built to the Pembroke design, enjoying a choice corner position with private rear garden and immediate access onto designated green space. Early viewing highly recommended.

- Lounge, dining kitchen, separate study and utility room
- Master bedroom with fitted wardrobes and en-suite shower room
- Three further bedrooms, two with fitted wardrobes
- Generous size garage and good size gardens
- Walking distance of Tockwith Primary school and sports ground.

**2 Recep** **4 Beds** **Bath** **En-suite**

**£485,000** OFFERS OVER FOR THE FREEHOLD



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## TOCKWITH

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, A.1. trunk road and the Market Town of Wetherby. The village has a good range of facilities that include local school, church, two public houses, village shop, hairdressers, bowling green and village hall. More comprehensive facilities are available in the Market Town of Wetherby some 6 miles away and the historic city of York is approximately 10 miles away offering more sophisticated facilities.

## DIRECTIONS

From Wetherby proceeding towards York along the B1224. Take the second left turning into Tockwith along Tockwith Lane and left again into Southfield Lane. Passing the school turn first right into Bramblegate Road. At the T junction turn left and first right into Cowstail Lane where the property is then situated on the right immediately past the village green.



## THE PROPERTY

A modern four bedroom detached house providing excellent family accommodation including generous size lounge and 26ft dining kitchen with French doors to good size private rear garden, ideal for outdoor play and entertainment.

Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALL

With composite style entrance door, staircase to first floor landing, radiator, built in cloaks cupboard.

### DOWNSTAIRS W.C.

With low flush w.c., pedestal wash basin, tiled floor, radiator, extractor fan.

## LOUNGE

15' 9" x 11' 4" (4.8m x 3.45m) plus walk-in double glazed bay window to front, two radiators.



## STUDY

7' 10" x 7' 8" (2.39m x 2.34m)  
Double glazed window to front. Radiator

## DINING KITCHEN

26' 4" x 9' (8.03m x 2.74m)  
Widening to 10' 11" (3.33m) Well fitted with range of Shaker style wall and base units including cupboards and drawers, wood effect work tops with upstands, tiled surrounds, one and a half bowl stainless steel sink unit, mixer tap, integrated appliances including double oven, four ring gas hob, extractor hood above, fridge and freezer, dishwasher and tiled floor, radiator, double glazed window and French doors to rear garden. Double doors opening up from the lounge, LED ceiling lighting.



## UTILITY ROOM

7' 11" x 5' 9" (2.41m x 1.75m) overall  
Matching wall and base cupboards, work tops, stainless steel sink unit, mixer tap, plumbed for automatic washing machine, Ideal gas fired wall mounted central heating

boiler, tiled floor, radiator, side entrance door.

## FIRST FLOOR

### LANDING

Radiator, loft access, airing cupboard with hot water storage tank.

### BEDROOM ONE

14' x 11' (4.27m x 3.35m) overall  
With fitted wardrobes, matching dressing table, double glazed window to front, radiator.



### EN-SUITE SHOWER

Comprising shower cubicle, low flush w.c., vanity wash basin with cupboards under, tiled floor, modern stylish heated towel rail, double glazed window.



### BEDROOM TWO

11' 5" x 10' 1" (3.48m x 3.07m)  
With built in wardrobes, double glazed window to front, radiator.

### BEDROOM THREE

10' 10" x 9' 2" (3.3m x 2.79m)  
Built in wardrobes, radiator, double glazed window overlooking garden to rear.



### BEDROOM FOUR

10' 10" x 9' 3" (3.3m x 2.82m)  
Double glazed window to rear, radiator.

### FAMILY BATHROOM

7' 6" x 7' 2" (2.29m x 2.18m)  
A three piece white suite comprising panelled bath with shower and screen above, pedestal wash basin, tiled splashback, low flush w.c., tiled floor, part tiled walls, modern stylish heated towel rail.



## TO THE OUTSIDE

Enjoying a choice corner position adjacent to designated open grass area. Driveway to the side gives access to :-

### DETACHED GARAGE

19' 6" x 10' (5.94m x 3.05m)  
Having up and over door, light and power laid on. Eaves storage.