

With sink, wall and base cupboards, plumbed for automatic washing machine, gas fired central boiler and personnel rear door to garden.

### GARDENS

Open plan lawned garden to front, attractive enclosed side garden, useful for storage for outdoor garden furniture with garden shed. Enclosed landscaped and private rear garden is a feature of this beautifully kept property with shaped lawns and path, herbaceous rockery, bushes and shrubs with a Japanese theme, patio area and gazebo, ideal for outdoor entertaining and 'al-fresco' dining. Outside water tap and lighting.



### SERVICES

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

### COUNCIL TAX

Band E (from internet enquiry).

### AGENTS NOTES

We understand there is a maintenance charge of approximately £90.02 paid six monthly for up-keep of open grassed areas.

### 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 May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Tockwith ~ 36 Bunting Drive, YO26 7SB

A most attractive and tastefully decorated four double bedroom detached house, built to a 'Grainger' design, occupying a corner position with beautifully landscaped south facing gardens to rear. Early viewing highly recommended.

- Tiled floor to hallway and dining kitchen
- Well-proportioned lounge with bay window
- Upgraded breakfast kitchen with integrated appliances
- Four good size bedrooms with en-suite to bedroom one and house bathroom
- The remainder of an NHBC guarantee
- Beautifully landscaped south facing gardens to rear

**£450,000** PRICE REGION FOR THE FREEHOLD



### MISREPRESENTATION ACT

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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 right and follow the signs and the road round into Bunting Drive where the property is situated on the right hand side.

## THE PROPERTY

A beautifully presented four double bedroom modern detached house, built to the 'Grainger' design with other well-chosen extras. Benefiting from gas fired central heating and double glazed windows, the accommodation further comprises :-

## GROUND FLOOR

### ENTRANCE HALL

Tiled floor, radiator, staircase to first floor, understairs cupboard with alarm system.

### DOWNSTAIRS W.C.

With low flush w.c, vanity wash basin, tiled floor, radiator.

### LOUNGE

4.39m x 3.89m (14'5" x 12'9")

Having double doors to the hall, double glazed bay window to front, radiator.



## DINING KITCHEN

5.79m x 3.66m (19'0" x 12'0") narrowing to 3m (9'10")  
Upgraded modern wall and base units including cupboards and drawers, granite worktops and up-stands, underset one and a half bowl sink unit and mixer taps, integrated appliances including oven, grill, microwave, five ring gas hob, extractor, fridge freezer. Pull-out larder, corner unit with shelving and wine rack, dishwasher, tiled floor, double glazed window and French doors to landscaped rear garden. Recess ceiling lighting, radiator, space for table and chairs.



## FIRST FLOOR

### GALLERIED LANDING

Airing cupboard with hot water tank, loft access, double glazed window, radiator.

### BEDROOM ONE

3.96m x 3.28m (13'0" x 10'9") to face of fitted wardrobes along one wall. Double glazed window to front, radiator.



## EN-SUITE SHOWER ROOM

Comprising shower cubicle, vanity wash basin, low flush w.c., half tiled walls, tiled floor, heated towel rail.



## BEDROOM TWO

3.56m x 3.07m (11'8" x 10'1") plus door recess

Double glazed window to rear, radiator, built in wardrobes.



## BEDROOM THREE

3.15m x 3.05m (10'4" x 10'0") to face of wardrobes  
Double glazed window to front, radiator.



## BEDROOM FOUR

3.1m x 3.78m (10'2" x 12'5")

Double glazed window to rear, fitted shelving to one wall, radiator.

## BATHROOM

Half tiled walls and white suite comprising panelled bath with shower above, vanity wash basin, low flush w.c, tiled floor, heated towel rail.



## TO THE OUTSIDE

Driveway gives access to :-

## GARAGE

4.8m x 3.12m (15'9" x 10'3")

Having up and over door, light and power. The rear section of the garage has been converted to a :-

## UTILITY ROOM

3.1m x 2.03m (10'2" x 6'8")