

cupboard housing large pressurised hot water tank, part tiled walls, tiled flooring and shower boarding to shower cubicle, recess ceiling lighting and extractor fan.

TO THE OUTSIDE



Access through entrance gates the shaped driveway provides off road parking for multiple vehicles and access to :-

GARAGE

5.2m x 5.09m (17'0" x 16'8")
Electric roller door, light and power laid on. Recently fitted Grant oil fired central heating boiler.

GARDEN ROOM

5.72m x 3.98m (18'9" x 13'0")
Attractive timber garden room currently used as a gym with four double glazed windows and French style patio doors, vaulted ceiling, light and power laid on.

GARDENS

There is a generous sized greenhouse with brick base, timber frame and glazed panels. There are two further poly tunnels for growing vegetables along with additional garden shed storage.
The generous sized south and westerly facing gardens are a particular feature of this property abutting open fields affording far reaching countryside views. Set largely to lawn with well-stocked shaped and established flower bed borders with a range of hedgerows and trees.

A stoner flagged patio area with timber pergola provides an ideal space for outdoor entertaining and relaxation along with alfresco dining in the summer months.

SERVICES

We understand mains water, electricity and drainage are connected, central heating is oil fired.



COUNCIL TAX

Band F (from internet enquiry).

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.

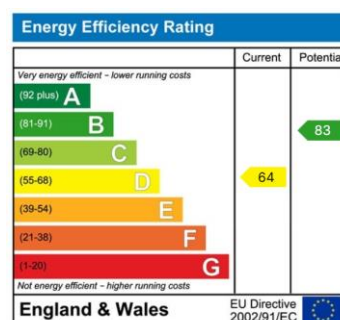
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

Details prepared June 2024



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Tockwith ~ Littlefield, Blind Lane, YO26 7QJ

An impressive three-bedroom detached bungalow, comprehensively modernised and extended by the current owners set amidst private and extensive gardens of approximately 0.75 acres. Quietly situated to the edge of Tockwith village abutting open countryside.

- Generous living space in excess of 1900 sq ft
- Extended and modernised throughout
- Master bedroom suite with walk in dressing room and ensuite bathroom
- Fitted kitchen with integrated appliances
- Open plan kitchen, dining, family area
- Living room with wood burning stove
- South westerly facing 'sun trap' patio with bi-fold doors and pergola
- Extensive garden plot
- Available with no upward chain

£725,000 PRICE REGION 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. At the junction, turn left onto Westfield Road and proceed through the village. Upon leaving the village travelling along Fleet Lane, turn right onto Blind Lane where the property is identified with a Renton & Parr for sale board.



THE PROPERTY

Having undergone an extensive program of refurbishment throughout, this contemporary bungalow offers light and spacious family living accommodation in excess of 1900 square feet. Benefitting from oil fired central heating and double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises:-

ENTRANCE PORCH

Entering through composite front door into modern atrium style front porch with double glazed windows to three sides and attractive vaulted ceiling with Chandelier light fitting, tiled flooring leading to inner hallway.

HOME OFFICE

2.71m x 2.6m (8'10" x 8'6")
Double glazed window to front, double radiator beneath, fitted bookshelves to two walls, central pendant light fitting.

INNER HALLWAY

With useful storage cupboard and recess ceiling lighting. Corridor leading to :-

LIVING ROOM

5.49m x 3.68m (18'0" x 12'0")
A modern contemporary living space with glass feature partition into extended dining area, corner mounted T.V. with media cupboard surround. Feature fireplace with stone hearth, attractive tiled surround and cast-iron wood burning stove inset. Two wall light fittings, double radiator, recess ceiling lighting. Open arch to:



DINING ROOM

6.11m x 4.04m (20'0" x 13'3")
Extended to the rear a beautiful bright open plan reception space currently used as formal dining with double glazed bi-fold doors onto south facing patio area. Two modern vertically hung radiators, double glazed lantern ceiling window with pelmet lighting and further recess ceiling lighting, attractive tiled floor leading through open archway to :-



SITTING ROOM

4.08m x 3.6m (13'4" x 11'9")



Double glazed window overlooking rear garden and recess ceiling lighting, vertically hung modern radiator, tiled flooring leads through further open archway to :-

BREAKFAST KITCHEN

5.49m x 3.32m (18'0" x 10'10")
Upgraded by the current owners with a contemporary fitted kitchen comprising a range of modern handle less wall and base units including cupboards and drawers, granite work surfaces with acrylic splash back and window sill reveal, island unit with additional counter space and storage cupboards beneath. Integrated appliances include electric oven with microwave above, five ring electric hob with extractor hood, undercounter fridge and undercounter freezer, one and a half bowl stainless steel sink unit with draining grooves and mixer tap above along with instant hot water tap. Two double glazed windows and recess ceiling lighting.



UTILITY

2.45m x 2.36m (8'0" x 7'8")
Double glazed side door and double-glazed window, a continuation of tiled flooring from the kitchen, double radiator to side, space and plumbing for automatic washing machine and tumble dryer, work surfaces, shelving and storage cupboard.

BEDROOM SUITE

An attractive master bedroom suite comprising double bedroom, large walk-in wardrobe and generous sized en-suite bathroom.



BEDROOM ONE

4.2m x 4.04m (13'9" x 13'3")
Double glazed window overlooking rear garden, double radiator beneath, media cupboard with space for wall mounted T.V., recess ceiling lighting. Archway to :-

WALK-IN DRESSING AREA

4.1m x 2.2m (13'5" x 7'2") widening to :- 3.52m (11'6")
Open fronted fitted wardrobes of hanging space, shelving and drawers, recess ceiling lighting.

EN-SUITE BATHROOM

2.99m x 2.24m (9'9" x 7'4")
Fitted with a modern white suite comprising low flush w.c., pedestal wash basin and free-standing bath tub, part tiled walls with tiled flooring, double glazed window, chrome heated towel rail, recess ceiling lighting and extractor fan.



BEDROOM TWO

3.57m x 2.71m (11'8" x 8'10")
A generous double bedroom, double glazed window to front, double radiator beneath, recess ceiling lighting.



BEDROOM THREE

3.33m x 2.72m (10'11" x 8'11") max overall
Double glazed window to front, double radiator beneath, recess ceiling lighting.

SHOWER ROOM

2.7m x 1.68m (8'10" x 5'6")
Fitted with a modern white suite comprising low flush w.c., floating wash basin, large walk-in shower cubicle, double glazed window, heated towel rail, storage

