

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.

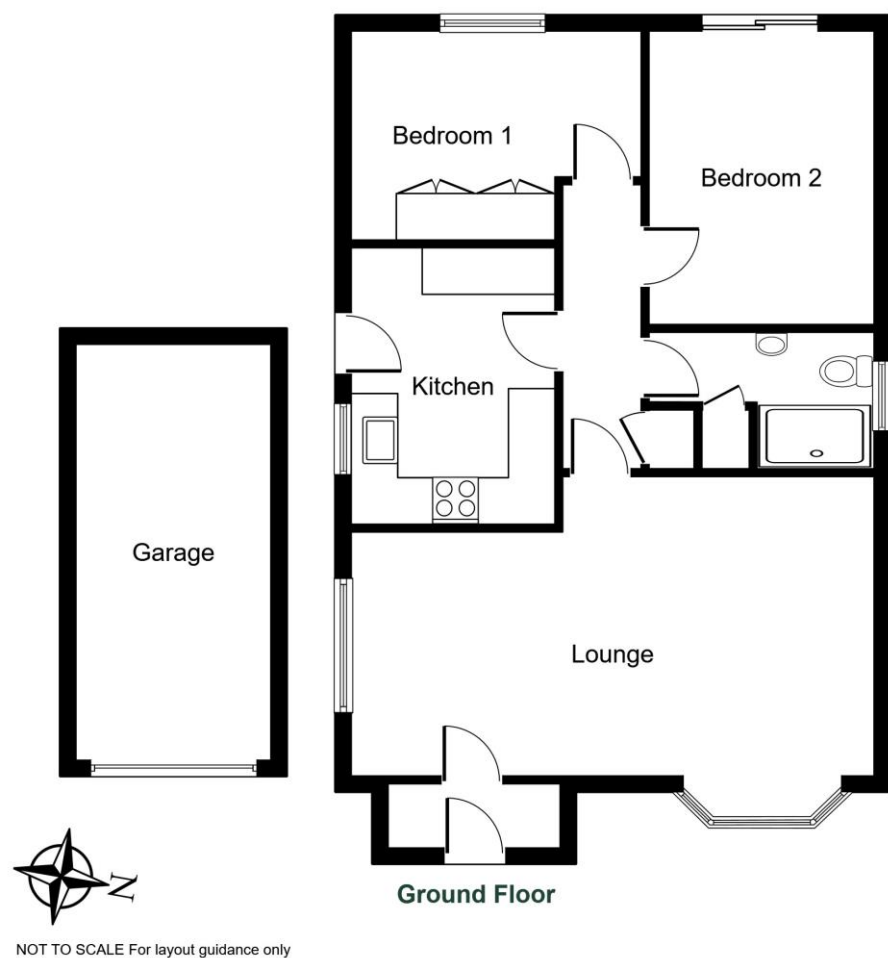
VIEWING

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

Details prepared July 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total floor area 80.0 sq.m. (861 sq.ft.) Approx (Including Garage)



Tockwith ~ 58 Prince Rupert Drive, YO26 7QS

Available with the benefit of no onward chain this tastefully decorated and well-presented two double bed roomed detached bungalow is located within this popular and established residential development within the sought after village of Tockwith.

- Two bedroom detached bungalow
- Through lounge with dining area
- Breakfast kitchen
- Enclosed garden to rear
- Generous driveway parking
- Single detached garage
- Tastefully decorated and in good order throughout
- Available with no onward chain

£285,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

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 follow the B1224 York road passing Bickerton, take the next left at the crossroads signposted towards Tockwith and Cattal. At the crossroads, turn right towards Tockwith and turn right into Prince Rupert Drive. Continue for a short distance and the property is identified by a Renton & Parr for sale board on your right hand side.

THE PROPERTY

Tastefully decorated and well-presented throughout, this two bedroom detached bungalow is offered to the open market with the benefit of no onward chain.



Having double glazed UPVC windows and doors, gas fired central heating and a recently installed wood burning stove, the accommodation in further detail giving approximate room dimensions comprises :-

ENTRANCE PORCH

With UPVC front door, double glazed windows to front and side, internal door leading to :-

THROUGH LOUNGE WITH DINING

6.7m x 4m (21'11" x 13'1") narrowing to 2.7m (8'10")
A lovely light room with double glazed bay window to front elevation, radiator beneath, additional window to side with radiator and comfortable space for dining table and chairs, decorative ceiling cornice, wood burning stove surmounted upon a stone hearth, T.V. aerial.



INNER HALLWAY

With radiator, loft access hatch, storage cupboard with electronic consumer unit.

KITCHEN

3.6m x 2.8m (11'9" x 9'2")
Fitted with a range of wall and base units, cupboards and drawers, laminate worktop with matching up-stands and tiled splashbacks, double glazed window to side elevation. Inset stainless steel sink unit beneath, space and plumbing for automatic washing machine, cooker with electric hob, space for fridge and freezer, single radiator, door leading out to driveway to side.



SHOWER ROOM

A modern white suite comprising vanity wash basin with cupboards and drawers beneath, wall mounted medicine cabinet with LED lit mirror, white low flush w.c., generous walk-in shower cubicle with tiled walls, non-slip floor covering, window to side, towel rail, airing cupboard.



BEDROOM ONE

3.7m x 3.2m (12'1" x 10'5")
With double glazed window to rear elevation, radiator beneath, free-standing modern wardrobe with sliding doors (included as part of the sale).



BEDROOM TWO

3.6m x 2.9m (11'9" x 9'6")
With sliding patio door leading out to rear garden, radiator, T.V. aerial, decorative ceiling cornice.



TO THE OUTSIDE

Located within this established and popular residential development the bungalow enjoys a stone flagged driveway to front, set behind wooden security gates the drive extends down the side providing comfortable off-street parking for multiple vehicles and leading to :-

DETACHED GARAGE

5.2m x 2.6m (17'0" x 8'6")
With manual up and over door, light and power laid on.

GARDENS

To the front a low maintenance "crunch-gravel" area with a selection of bushes and shrubs. Handgate reveals rear garden which is enclosed and comprises a generous stone flagged patio area with comfortable space for outdoor dining, beyond which a neat well-tended lawn having established borders, boasting a variety of mature shrubs, bushes and plants with timber fencing to the perimeter. There is an additional stone flagged area creating bin store along with garden shed and log store. Outside water tap, power sockets.



COUNCIL TAX

Band C (from internet enquiry)

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.