



**TENURE**

Freehold

**COUNCIL TAX**

Band F (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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	78	
(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 ~ 40 Westfield Road, YO26 7PY**

An outstanding individual detached house providing spacious and versatile 4-bedroom family accommodation set in large garden grounds with orchard of just under 1/4 acre.

- A modern property built in 2010
- Lounge and separate dining room, breakfast area and kitchen
- Part-vaulted ceilings for added feature
- Ground floor bedroom 4, study and shower room could be ideal for elderly or dependant relatives
- Principal bedroom with en-suite dressing room and shower room
- Two further double bedrooms and family bathroom

**£750,000 PRICE REGION**



**MISREPRESENTATION ACT**

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## Summary

An outstanding individual detached house providing excellent 4-bedroom family accommodation set in large garden grounds of just under 1/4 acre.

Enjoying a delightful setting within the village conservation area, the property was built in 2010 and offers over 2000 sq ft of versatile living space, arranged over two floors, perfect for a growing family or multi-generational living. Internal oak doors, high ceilings and high-quality Roca bathroom fittings give a hint of the quality, together with gas central heating and double-glazed windows and doors providing the essential home comforts.

The ground floor accommodation includes an impressive open fronted entrance porch giving access to a reception hall with feature high ceiling and turned staircase to the first floor. There is a built-in cloaks cupboard as well as downstairs w.c, pleasant lounge for relaxation with feature brick fireplace and wood burning stove. A separate dining room is ideal for entertaining. The breakfast room is adjacent and open to the kitchen with part vaulted ceiling and fitted with oak fronted units with integrated appliances including fridge freezer, Range cooker, hood and dishwasher. There is also a handy walk-in pantry and separate utility room giving access to the attached carport.

Off the kitchen a corridor leads to a study, bedroom 4 and shower room; a suite of rooms that would lend themselves ideally for a dependant family member or teenage suite. There are several French doors that give access to the delightful rear garden and covered veranda, ideal for outdoor relaxing, entertaining and 'al- fresco' dining.

On the first floor the principal bedroom has an en-suite dressing room with fitted wardrobes leading to en-suite shower room. There are two further double bedrooms and a generous sized family bathroom. A retractable ladder on the landing gives access to a boarded loft and useful storage space.

The outside is a gardener's dream with "crunch" gravel driveway to the front, providing off road parking together with a carport. The gardens are mature and well stocked with variety of bushes and shrubs, box type hedging and lavender to the front. The rear garden is part-walled and well screened by established beech hedging and close boarded fencing and includes extensive lawn, small orchard with apple and pear trees, fruit and vegetable garden with 4 raised beds, potting shed, greenhouse and strategically placed patio areas to enjoy the sun throughout the day.

This property is a rare find, offering a blend of modern living and outdoor splendour, all within walking distance of local amenities.

