



TENURE
Freehold

COUNCIL TAX
Band F (from internet enquiry)

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

AGENTS NOTES
Please note under the terms of the Estate Agents Act we disclose an employee of Renton & Parr is selling this property.

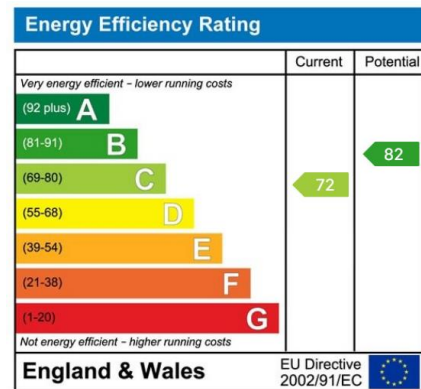
GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

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 September 2024



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Tockwith ~ 4 Kirk Lane, YO26 7PX

This beautifully presented modern family home has been reconfigured and skilfully extended, offering just under 2,000 sq ft of tastefully decorated accommodation. Featuring five bedrooms and an "eye-catching" open-plan dining kitchen with living area, the space seamlessly flows onto a generous patio, perfect for outdoor dining and entertaining.

- A substantial five-bedroom detached family home
- Skilfully extended by the current owners
- Boasting a superb open plan living kitchen with dining area
- Separate lounge with wood burner
- Downstairs w.c., utility and study/gym room
- Principal bedroom with generous en-suite shower facility
- Three further double bedrooms

£699,950 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Summary

This attractive five-bedroom detached family home offers approximately 2,000 sq. ft. of tastefully decorated living space, ideally situated just off the main street in a highly sought-after village located between Wetherby and York.

Modernised throughout, the property features double-glazed UPVC windows and doors, gas-fired central heating, and LED lighting.

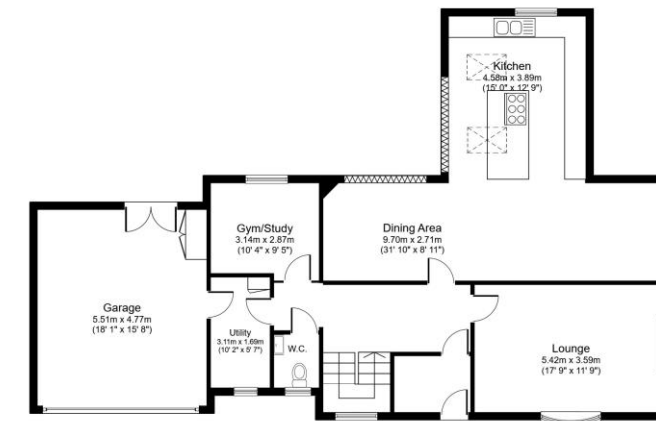
To the ground floor is a welcoming entrance lobby leading into a generous hallway with stairs to the first floor and ample storage beneath. The lounge is a comfortable space with bay window to the front and a wood-burning stove that creates a cosy atmosphere. At the heart of the home is the open-plan living kitchen, complete with Shaker-style wall and base units, quality integrated appliances including a pair of fan ovens, a combination microwave and a steamer. The granite worktops are complemented by a large central island with an inset 6 ring gas hob. This area flows seamlessly into a comfortable sitting area and dining room, which features two sets of 3-leaf aluminium bi-folding doors opening onto a generous patio, perfect for 'inside-outside' living and dining. The ground floor also includes a gym/playroom/study, downstairs W.C. and utility room with access to an attached double garage.

To the first floor, a large window to the front allows natural light to flood the landing, where a drop-down ladder provides access to the partially boarded loft space. The principal bedroom features fitted 'his & hers' double wardrobes and an en-suite shower room. Three further double bedrooms are serviced by a beautifully appointed house bathroom with a stylish modern suite. The fifth bedroom, currently used as a home office, offers additional flexibility.

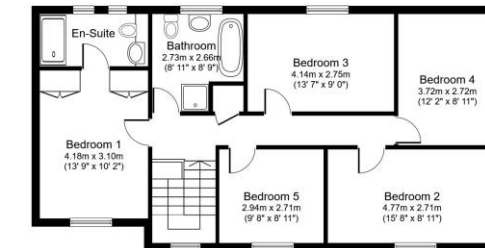
To the outside, the property is set back on a quiet road leading out of Tockwith, with a level lawn and a generous driveway providing parking for up to four vehicles, all set behind five-bar timber gates that provide access to an attached double garage with an electric up-and-over door.

The rear garden is enclosed and private, bordered by a rustic brick wall comprising a raised lawn area with attractive floral border and a large stone-flagged patio, accessible from both the kitchen and dining room, creating an ideal space for outdoor entertaining and 'al-fresco' dining. This area is equipped with lighting and power sockets for added convenience.

Total floor area 207.1 sq.m. (2,229 sq.ft.) Approx (Including Garage)



Ground Floor



First Floor



NOT TO SCALE For layout guidance only

