



TENURE

Freehold

COUNCIL TAX

Band E (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

Details prepared September 2024

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Tockwith ~ 33 Marston Road, YO26 7PR

A spacious four-bedroom period family home offering a wealth of charm and original features, complemented by a substantial double tandem garage and an enclosed private garden. Situated in the heart of this popular North Yorkshire village, this delightful property provides a blend of traditional character and modern convenience in a sought-after location.

- Period family home available with no onward chain
- Four double bedrooms
- House bathroom of generous proportion
- Principal bedroom having luxury en-suite facility
- Impressive open plan kitchen leading to large living/dining area
- Spacious and cosy reception room
- Tastefully decorated throughout to complement the character and charm

£650,000 OFFERS OVER



MISREPRESENTATION ACT

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

1. 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.
2. 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.
3. 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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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

All-round excellence, all round Wetherby since 1950

Summary

Significantly improved by the current owners, this charming property offers approximately 2,150 sq. ft of living accommodation arranged over four floors. The property initially shares the drive with the neighbouring property which leads to a private parking space and substantial double tandem garage that offers potential for conversion into a home office or gym. Beyond the garage lies a "secret garden" which is a good sized, enclosed space offering a high degree of privacy and a safe environment for children.

Situated in the popular semi-rural village of Tockwith in North Yorkshire, this home is ideally located near excellent local amenities, including a village shop and post office, hairdressers, doctor's surgery, two pubs, and a highly regarded nursery and primary school. The nearby market town of Wetherby is just a 10-minute drive away and offers a broader range of amenities, along with easy access to the A1 for commuting further afield.

To the ground floor the property offers two points of entry, with a side vestibule leading to a guest cloakroom and utility room with attractive floor tiles connecting to an inner hall. The formal sitting room features a fireplace with a wood-burning stove, while the dining room showcases a feature fireplace, a walk-in bay window and a wide archway leading into the breakfast kitchen. The kitchen, complete with a central island, AGA in a tiled recess and a range of wall and base units also reveals stairs that lead down to a lower ground floor games room or study, along with a walk-in pantry.

On the first floor, a galleried landing provides access to three double bedrooms and a beautifully refitted bath and shower room, featuring a freestanding bath with ball and claw feet. The second floor is dedicated to the principal bedroom suite, which boasts a vaulted ceiling, exposed rustic brick wall, and original beams. A Velux roof light floods the space with natural light, while a divider of fitted wardrobes leads into the luxurious ensuite bathroom where modern fixtures complement the period features, including a freestanding bath.

To the outside, the shared driveway leads to a private parking space, while the tandem garage offers flexibility for additional uses. The private, south-facing garden is primarily laid to lawn and features a large patio area, perfect for outdoor entertaining and is fully enclosed for safety and privacy.

