



TENURE
Freehold.

COUNCIL TAX
Band D (from internet enquiry).

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

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

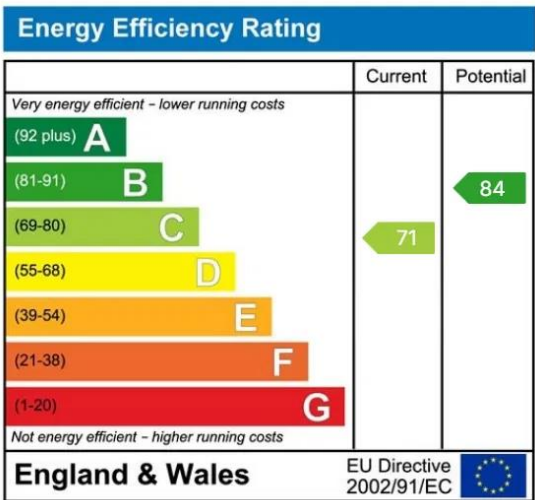
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Tockwith ~ 146 Prince Rupert Drive, YO26 7PU

A deceptively spacious and beautifully presented three-bedroom detached family home enjoying private south westerly facing gardens to the rear, quietly positioned upon this popular residential development to the edge of Tockwith village.

- Three-bedroom detached house
- Converted garage into utility space and home office
- Light and spacious kitchen diner with bifold doors
- Living room with sliding patio doors onto garden
- Private 'sun trap' rear garden with patio seating area
- Driveway parking behind timber gates
- Tastefully decorated throughout
- Popular village location

£375,000 PRICE REGION



MISREPRESENTATION ACT

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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.
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ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
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Property Description

To the ground floor; Entering into a bright entrance hallway with attractive tiled flooring and a modern refitted wc. Formerly an integral garage to the front, now serves as a practical utility space complete with solid work surfaces, Belfast sink, along with space and plumbing for washing machine and tumble dryer. A range of sleek, handle-less wall and base units offer ample storage, along with wall mounted Ideal gas fired central heating boiler. A sliding door leads to a versatile home office at the front of the property.

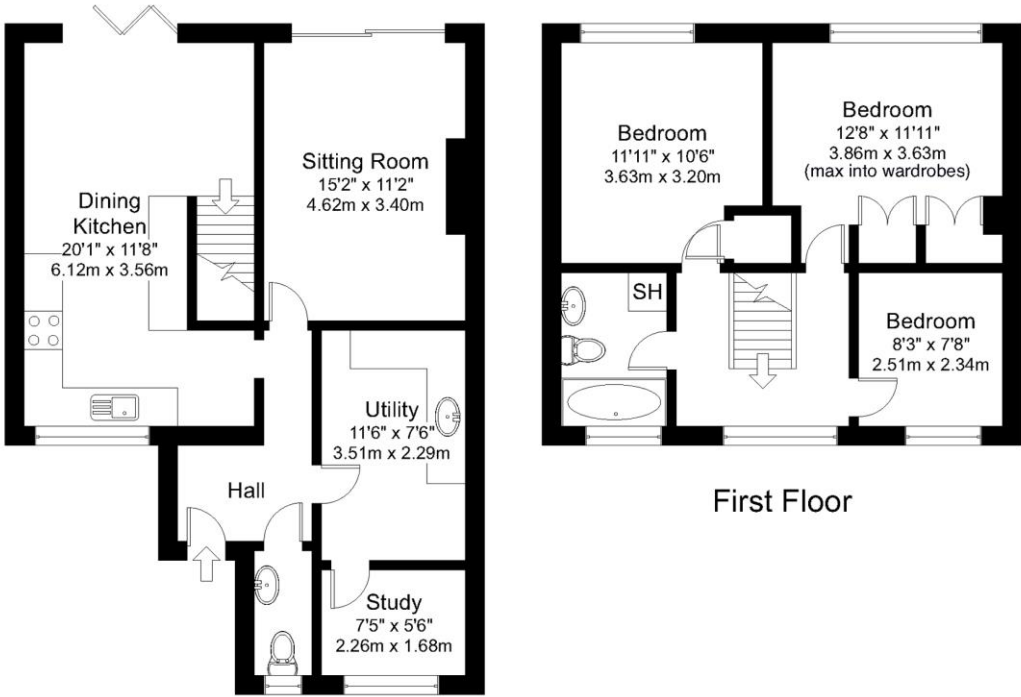
The main living room is a bright, welcoming space, recently redecorated and enhanced with exposed timber flooring. A charming wood burning stove is set on a slate hearth with rustic timber mantelpiece. Large double glazed sliding patio doors open onto the rear garden, flooding the room with natural light. At the heart of the home is a spacious kitchen diner, featuring contemporary handle-less wall and base units and solid timber worktops with matching upstands and windowsill reveal. Integrated appliances include a Miele under counter dishwasher and a stylish Rangemaster double oven with five ring induction hob and extractor hood. A recess to the cabinets provides space for an American-style fridge freezer. The kitchen is finished with attractive tiled flooring that flows seamlessly into the dining area, boasting recently refitted bi-fold doors opening onto the garden—ideal for entertaining.

To the first floor; A large double-glazed window floods the galleried landing with natural light. The landing area provides loft access and serves the three bedrooms. The principal bedroom is a generously sized double with fitted wardrobes and exposed timber flooring, which continues throughout the first floor. Bedroom two is another spacious double overlooking the rear garden, while bedroom three is a comfortable double with views to the front.

The contemporary family bathroom has been stylishly refitted with a modern white suite, including a low flush wc, vanity wash basin with shaker-style storage, panelled bath, and a step-in shower cubicle with Victorian style drencher shower and mixer tap. Fully tiled walls and flooring complete this elegant space.

To the outside; A timber gated driveway provides off-road parking for two vehicles. The front garden has been landscaped with raised planters filled with herbs, shrubs, and bushes, all behind attractive timber fencing. A gravel pathway leads to a timber shed providing additional storage, a side gate opens into the rear garden.

The South / Westerly facing private rear garden is largely laid to lawn and enclosed by timber fencing, with a large, raised planter brimming with flowering shrubs and bushes. A stone-flagged patio area provides the perfect setting for outdoor entertaining, relaxation, and alfresco dining throughout the summer months.



Ground Floor

Gross internal floor area (approx.): 101 sq m (1,087 sq ft)

For illustrative purposes only.
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