



TENURE
Freehold.

COUNCIL TAX
Band F (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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tockwith ~ 24 Cowstail Lane, YO26 7SD

A beautifully presented contemporary four-bedroom detached home occupying a choice position to the edge of this modern development with attractive aspect to the rear towards the Church of Epiphany.

- Four well-proportioned double bedrooms
- Generous sized living room with bay window and shutters
- Open plan kitchen diner
- House bathroom and ensuite shower
- Planning application submitted for a single-storey front and rear extension.
- Driveway parking and integral garage
- Landscaped garden to rear
- The remainder of an NHBC guarantee
- Popular village location

£445,000 PRICE REGION



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.



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Property Description

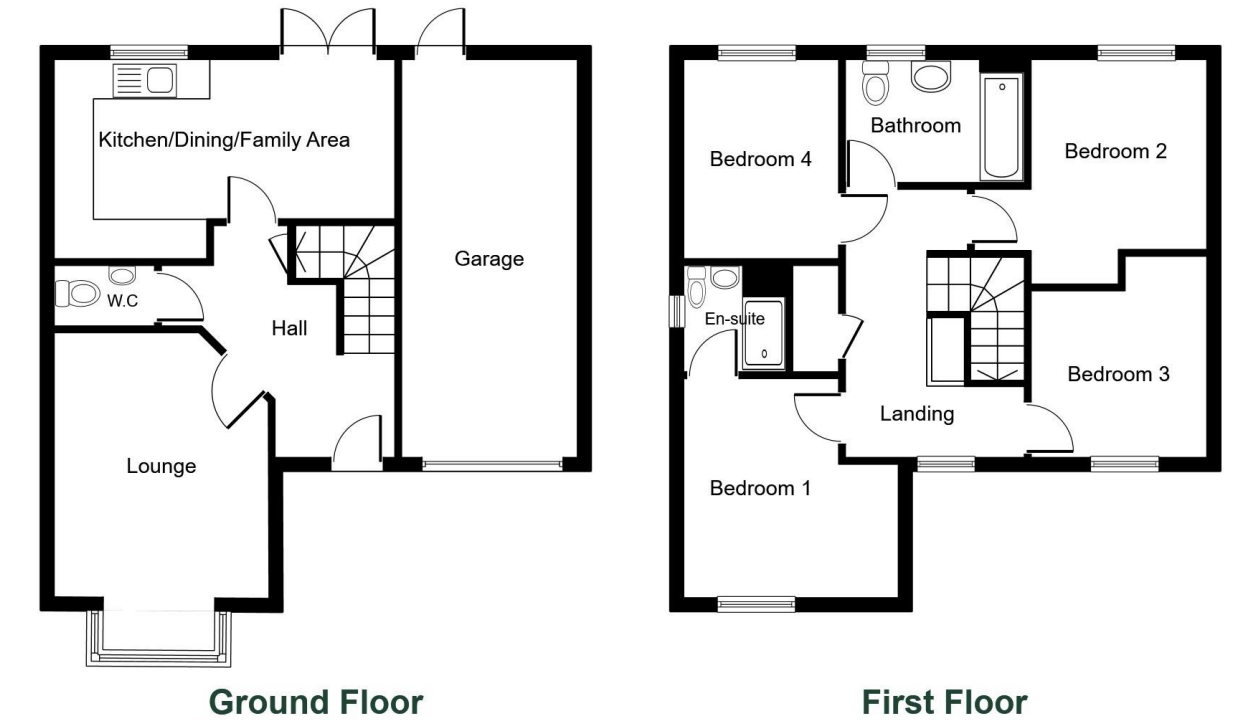
To the ground floor; Step into this impressive family home through a double-glazed composite front door opening into a welcoming entrance hallway with a vaulted ceiling and an elegant turned staircase leading to the first floor. The hallway features a convenient under stairs storage cupboard and a modern downstairs WC. Double doors lead into a generously sized living room, filled with natural light from the square bay window adorned with stylish internal shutters. To the rear of the property, an open plan kitchen diner stretches the width of the house and overlooks the rear garden. The kitchen is fitted with classic shaker-style wall and base units, complemented by work surfaces and tiled splashbacks. Integrated appliances include a double electric oven, fridge, freezer, undercounter dishwasher, and washing machine. Recessed ceiling lighting adds a modern touch, while French-style patio doors open onto the rear garden—perfect for indoor and outdoor entertaining.

To the first floor; A spacious gallery landing enhances the sense of openness. The master bedroom benefits from fitted wardrobes and a contemporary en-suite shower room featuring a modern white suite of low flush wc, pedestal wash basin and a large walk-in shower. The second bedroom is a large double with views over the rear garden and towards the church beyond. Bedroom three is also a good-sized double with mirrored fitted wardrobes, while bedroom four serves as a well-proportioned nursery room featuring decorative timber panelling.

The stylish house bathroom includes a white suite comprising a low flush wc, pedestal basin, panelled bath with overhead shower and screen, part-tiled walls, tile-effect vinyl flooring, and ceiling lighting with extractor fan.

To the outside; A driveway provides off-road parking for multiple vehicles and leads to an integral garage equipped with power, lighting, and an electric car charging point. Planning application submitted (decision expected 6 May 2025) for a single-storey front and rear extension. Proposed plans and elevations available to view. The proposed extension offers the potential to significantly enhance the living space, subject to final planning approval.

A hand gate at the side leads to the rear garden which has been tastefully landscaped, set largely to lawn bordered with gravel pathways, timber fencing, and well-stocked borders featuring shrubs, bushes, and small trees. A flagged patio and raised timber decking create ideal spaces for entertaining, relaxing, and enjoying alfresco dining during the warmer months.



NOT TO SCALE For layout guidance only

