



**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 June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	69	
(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 ~ 17 Westfield Green, YO26 7RE**

A beautifully presented and sympathetically extended 4 bedroom detached family house occupying a pleasant cul de sac position with private enclosed south facing gardens and double garage.

- Well balanced family accommodation
- Lounge, dining room, music room, sun room
- Splendid fitted kitchen and separate utility room
- Bedroom 1 with en suite shower
- Three further bedrooms and house bathroom
- Gas central heating and double glazed
- Double garage and private gardens
- VIEWING HIGHLY RECOMMENDED

**£585,000** 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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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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## Property Description

This excellent family home is located in a quiet cul-de-sac on a sought-after development close to the centre of Tockwith village. The property has been thoughtfully extended and is beautifully presented throughout, offering spacious and versatile accommodation ideal for modern family living. With gas central heating and double-glazed windows, it combines comfort with efficiency.

The ground floor begins with a welcoming entrance hall leading to a cloakroom with WC. The generous lounge opens into a bright rear sun room, creating a relaxing space with views over the garden. There is also a formal dining room and a separate sitting room/music room, which has been acoustically insulated—ideal for hobbies or home working. The heart of the home is the upgraded kitchen, fitted with cream-fronted wall and base units, wooden worktops, and a central island with breakfast bar. French doors open out onto the rear garden, and integrated appliances include a double oven, microwave, hob with extractor hood, and plumbing for a dishwasher. A separate utility room houses the gas central heating boiler and features a Belfast sink.

Upstairs, the principal bedroom with built in wardrobes benefits from an en-suite shower room with WC and vanity wash basin. There are three further well-proportioned bedrooms, two of which have built-in wardrobes, along with a stylish refitted family bathroom featuring a bath, wash basin, WC, and part-tiled walls.

Outside, the property enjoys a private, enclosed south-facing rear garden, mainly laid to lawn with well-stocked borders, mature shrubs, and a patio area—perfect for outdoor entertaining. Paths run to both sides of the house with gated access. To the front, a driveway leads to a double garage with an electric roller shutter door, lighting, power, and a side access door. There is also a useful space to the rear of the garage for storage or workshop use.

This is a superb opportunity to acquire a spacious and well-appointed home in a thriving and well-connected village setting.

