



TENURE
Freehold.

COUNCIL TAX
Band C (from internet enquiry).

SERVICE CHARGE
There is a service charge of £15.84 per month for maintenance and upkeep of communal areas.

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.

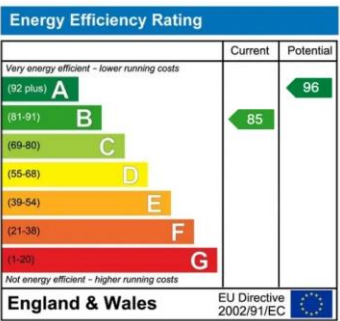
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 August 2025



Tockwith ~ 34 Bunting Drive, YO26 7SB

A beautifully presented modern three-bedroom semi-detached house skilfully arranged over three floors revealing well balanced accommodation located on this popular development within the sort of village of Tockwith. Only a short walk to local primary school, village shop and two pubs.

- Beautifully presented modern three bedroom semi-detached home
- Arranged over three floors offering versatile and well-balanced accommodation
- Stylish interiors with a contemporary finish throughout
- Cosy lounge with patio doors opening to private rear garden
- Modern breakfast kitchen with integrated appliances
- Principal bedroom overlooking the rear garden
- Versatile third bedroom ideal as nursery or home office
- Stylish family bathroom and en-suite to guest bedroom

£274,950 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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ESTATE AGENTS
VALUERS

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Property Description

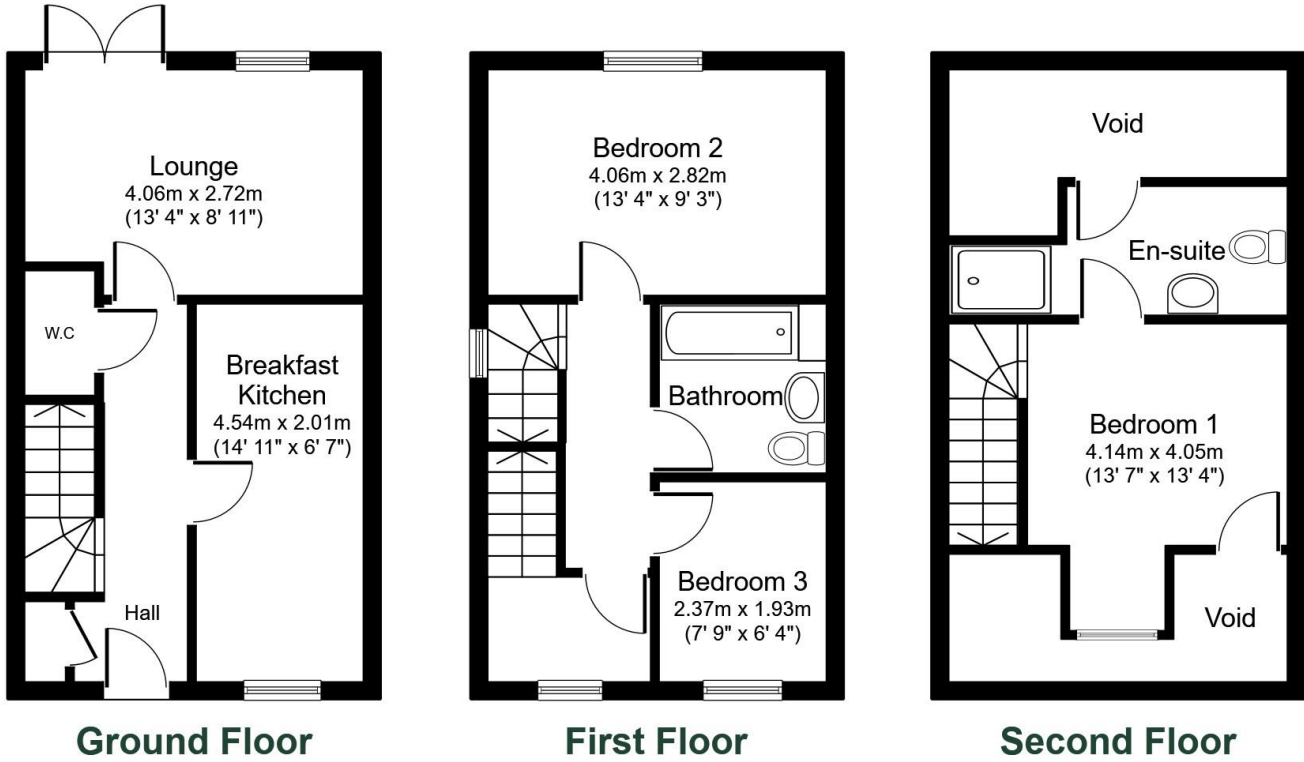
This tasteful decorated modern three bedroom semi-detached house is skilfully arranged over three floors, revealing well balanced accommodation and in further detail comprises:-

To the ground floor, front entrance door leads to a hallway with staircase to the first floor, a guest WC tucked beneath and a useful cupboard housing the gas-fired central heating boiler and electric consumer unit. A doorway opens into a modern breakfast kitchen, fitted with attractive wall and base units, cupboards and drawers, complemented by laminate worktops and matching upstands. An inset stainless steel sink unit sits beneath a front-facing window, while integrated appliances include a 70/30 split fridge freezer, oven with gas hob and extractor above, washer dryer. There is ample space for a breakfast table and chairs.

To the rear, the lounge enjoys a bright aspect with double windows and patio doors opening onto a delightful, well-maintained private garden.

To the first floor, the landing features a side window and gives access to the principal bedroom at the rear, overlooking the garden. Bedroom three, positioned to the front, is a versatile single room, ideal as a nursery or home office. All are served by a stylish and contemporary white bathroom suite. A further staircase leads to the guest bedroom, a comfortable double with front facing window, television point and access to a modern en-suite shower room with white WC, pedestal wash basin and shower cubicle.

Externally, the property forms part of a popular modern development in Tockwith, with tarmac driveway providing off-street parking for two vehicles. A side path with hand gate leads to a charming rear garden, enclosed and private with established hedging, a well-kept lawn, planted borders and a hardstanding patio area—perfect for outdoor entertaining.



NOT TO SCALE For layout guidance only

