



TENURE
Freehold.

COUNCIL TAX
To be confirmed.

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.

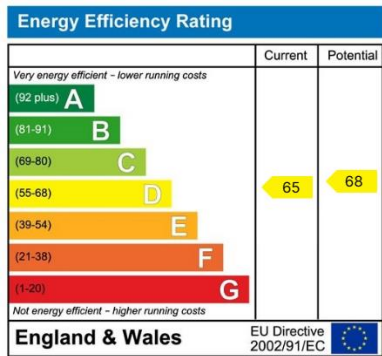
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 September 2025



Tockwith ~ 1 Kendal Gardens, YO26 7QR

A spacious four bedroom detached family home tucked away in a quiet cul-de-sac in the heart of Tockwith, offering versatile living space, private landscaped gardens and available with the benefit of no onward chain.

- Sympathetically extended four bedroom family home
- Generous living room, dining room and breakfast kitchen
- Well-appointed kitchen with integrated appliances and space for informal dining
- Utility room and separate laundry with access to integral garage and rear garden
- Sun lounge with patio doors opening onto a private, well-maintained garden
- Principal bedroom with walk-in dressing room, fitted storage and en-suite shower
- Three further double bedrooms served by house bathroom
- Block-paved driveway with low-maintenance front garden and mature borders
- Landscaped rear garden

£475,000 PRICE REGION

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Property Description

A generously proportioned family home tucked away in a quiet cul-de-sac within the ever-popular village of Tockwith, this spacious four-bedroom home offers versatile accommodation, thoughtfully arranged for modern family living. Available with no onward chain the accommodations befits from gas fired central heating, double glazed windows and in further detail comprises:-

A modern composite front door with obscure glazed panels opens into a welcoming entrance hall, complete with staircase rising to the first floor and a useful understairs storage cupboard. A guest W.C. is discreetly positioned off the hallway. The principal reception room is a generous living space, featuring a bay window to the front elevation, central fireplace and television point. A separate dining room, also with bay window to the front, offers a comfortable setting for formal dining and connects through to the breakfast kitchen. Fitted with a comprehensive range of wall and base units, cupboards and drawers, the kitchen includes integrated appliances such as double stacked oven with microwave, Bosch dishwasher, and a one-and-a-quarter sink unit and hob with extractor above. There is space for a freestanding fridge and a breakfast table and chairs, making this a sociable hub of the home.

Opening from the kitchen, a practical utility room offers matching worktops, fitted units, sink and plumbing for a washing machine. A rear door leads out to the garden, while an internal door opens into a further laundry room—complete with tumble dryer, space for additional fridge / freezer, wall-mounted boiler and access to the integral garage. The garage itself features an electric up and over door, power and lighting. Off the kitchen, a delightful sun lounge provides both dining and sitting space, with double glazed windows overlooking the rear garden and a pair of patio doors leading out to a well-maintained and private outdoor space.

To the first floor, the landing includes a loft access hatch and leads to four double bedrooms. The principal bedroom enjoys a spacious walk-in dressing room with fitted wardrobes and drawers and an en-suite shower facility. Bedroom two is a comfortable double with floor-to-ceiling wardrobes and field views through its front-facing windows. Bedrooms three and four are also doubles, served by a house bathroom.

Externally, the property is approached via a block-paved driveway providing ample off-street parking. The front garden is low maintenance, laid with gravel and bordered by established hedging and shrubs. The rear garden has been lovingly landscaped and tended over the years, featuring parcels of lawn, gravel borders and a choice selection of shrubs, trees and bushes. A patio area offers the perfect setting for outdoor dining, with steps leading up to a raised deck and summer house - ideal for relaxing in the warmer months.

