



TENURE
Freehold

COUNCIL TAX
Band G (from internet enquiry)

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

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

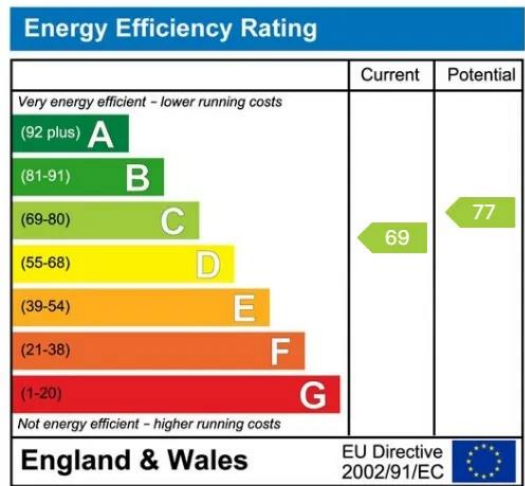
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 ~ The Paddock, Kendal Lane, YO26 7QN

"The Paddock" is a truly individual family home of generous proportions finished to an excellent standard throughout, revealing five double bedrooms two of which enjoying luxury en-suite shower facility, altogether located on the outskirts of this highly popular village conveniently located between Wetherby and York.

- Individual detached family home
- Extended and superbly presented throughout
- Recently modernised and fitted with bespoke kitchen
- Stylish house bathroom and luxury en-suite
- Stunning open-plan living dining kitchen
- Separate utility / boot room
- Large living room, downstairs study
- Off-street parking for multiple vehicles
- Impressive family garden to rear with several patio areas
- Early viewing advised to avoid disappointment

£895,950 PRICE REGION

3 5 2

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
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Premium

All-round excellence, all round Wetherby since 1950

Property Description

Ground floor, a welcoming entrance hallway with returned staircase to first floor and large Velux window above allowing an abundance of natural light to flood the space, attractive hardwood floor covering flows into useful home office with rear facing aspect over garden. Doorway into living room, a light and spacious room with window to front, side and rear elevation, large wood burning stove, tastefully decorated. The heart of the house being a superb open plan living kitchen dining space with an abundance of light from windows and patio doors leading out to rear garden. The kitchen area is comprehensively fitted with a range of "Shaker style" wall and base units, cupboards and drawers, Quartz work surfaces with matching up-stand. There is a striking AGA with four compartments and warming drawer above, integrated appliances including cooker with microwave oven, full height fridge and freezer, dishwasher, large central island with matching Quartz work surfaces having induction hob, undercounter wine cooler, overhang creating breakfast bar, sink unit with window to rear revealing pleasant outlook over private lawned garden. Double patio doors out to rear. Large porcelain floor tiles flow into the generous dining area, also benefiting from sliding patio doors to rear and sitting area with front facing walk-in bay window. A particular feature of this property is the generous boot room/utility with separate external door to front and rear, built in storage, loft access/ storage above and fitted base units with space and plumbing for automatic washing machine. Access to the integral garage with electric up and over door with further storage area, space for gym equipment and access to downstairs w.c.

To the first floor, an impressive landing area with views to the front out of a large velux window, over adjoining farmland and countryside towards Long Marston. There are four comfortable double bedrooms served by a luxury house bathroom of generous proportion revealing a large bath with attractive tiled surround, vanity wash basin, low flush w.c., large walk-in double shower cubicle. The principal bedroom is a particular feature revealing generous bedroom space with far reaching views to the front over adjoining countryside, walk-in dressing area with floor to ceiling fitted wardrobes, internal doorway leading to luxurious en-suite house bathroom comprising generous walk-in shower cubicle, large bath with tiled surround, low flush w.c., 'his & hers' vanity wash basin, floor tiles with underfloor heating. Bedroom two also benefits from en-suite shower facility and enjoys far reaching views to the front.

To the outside, enjoying a quiet position on Kendal Lane on the outer edge of this popular village. The property enjoys expansive block paved driveway providing gated parking for multiple vehicles serving access to integral garage with electric roller door, E.V. charging point and ample external storage space, as well as bin store. 5-bar gate to side leads round to a most generous rear garden with attractive Indian stone flagged patio spanning across the back of the property enjoying several access points from the house creating the ideal space for outdoor entertaining and 'al-fresco' dining. Beyond which a large parcel of level lawn with established hedging and trees to the perimeter affords an exceptionally high degree of privacy. There is a further hardstanding patio area at the head of the garden, ideal for catching the morning and early afternoon sun, raised flower beds to the side, potting shed and soft play area.

