



Combine Cottage, 30 Marston Road Tockwith, York YO26 7PR £450,000 No forward chain

A BEAUTIFUL FOUR BEDROOM PERIOD COTTAGE IN THE HEART OF THIS POPULAR VILLAGE, WHICH HAS BEEN RECENTLY UPGRADED AND EXTENDED THROUGHOUT TO AN EXTREMELY HIGH STANDARD OFFERING VERSATILE LIVING SPACE SET OVER THREE FLOORS.

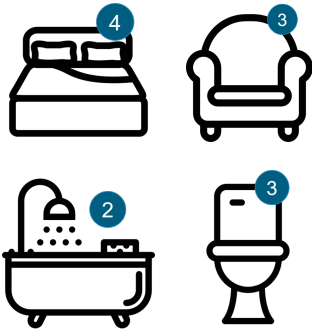
Ground floor accommodation comprises a spacious entrance hall and lounge with parquet wood flooring and a separate playroom/study. The light and airy kitchen, with Aga Cooker, opens onto an orangery room with a fabulous roof lantern, providing a delightful dining/family space leading through to the south facing garden. There is also a separate utility area and downstairs WC off the kitchen.

To the first floor, there is a stylish master bedroom with an en-suite, two further bedrooms and a contemporary family bathroom. Stairs to the second floor leads to a fourth bedroom, with further living space currently used as an office.

Outside, there is a landscaped, southerly aspect rear garden, large patio area for outside entertaining, a mature lawned garden and large summer house. There is an electronic sliding gate giving access to the rear of the property and providing secure off-street parking.

Quick viewing is highly recommended and can be arranged via Y Homes.





Wetherby 5 miles, York 8 miles,
Harrogate 11 miles, Leeds 23
miles (all distances approximate)

- Highly sought after village
- Beautifully appointed accommodation throughout
- Characterful interiors with period features
- Four bedrooms
- Master en-suite and house bathroom
- Three reception rooms and kitchen
- Attractive easily maintained south facing garden
- Gated secure off-street parking

Combine Cottage is set back from the road occupying a prime position in the centre of this sought after village. The property features a graveled front area with welcoming solid wood porch and a traditional cottage style front door.

The ground floor accommodation comprises a spacious and light entrance hall and lounge with parquet wood flooring throughout and a large family kitchen, with an Aga Cooker, granite work surfaces and integrated appliances.

The lounge retains period features including wooden beams, a fireplace with wood burning stove and has a large window making the room feel light and airy. There is a separate room set off the hallway which features large floor to ceiling storage and offers a flexible space which is currently used as a playroom.



Combine Cottage is finished to an extremely high standard throughout and the farmhouse style kitchen includes traditional features including an Aga and Belfast sink.

Off the kitchen there is also a separate utility area providing ample room for domestic appliances and storage, a downstairs WC and traditional cottage stable door giving access to the rear of the property.



The property benefits from a recent sympathetic extension, in keeping with the traditional feel of the house.

The kitchen opens onto an orangery styled room with a large feature skylight, built-in seating area with storage and wooden French style patio doors which open out onto the south facing patio area providing a delightful space for family and entertaining.



On the first floor there is a generously sized master bedroom featuring two wooden built in wardrobes, and an ensuite bathroom which has been recently upgraded in keeping with the rest of the property.

The landing leads on to two further bedrooms, both containing built in wardrobe storage and a house bathroom which has also been recently upgraded.

All the rooms throughout the house feature ceiling spotlights, period coving and have been finished to a high standard giving the property a lovely feel.





A staircase from the first floor leads to a loft bedroom with a large, south facing dormer window and skylight giving views to the rear of the property.

The property offers very versatile living space, accommodating both family and work. There is a further space accessible from the staircase which is currently being used as a dedicated office room and there is eaves storage throughout the top floor.

To the rear of the property the patio and garden lead on to a large summerhouse equipped with power and lighting which could be used as an office or playroom. Attached is a separate garden shed / storage area which is accessed separately and also has power and lighting.





Location & Services

Combine Cottage on Marston Road is located in the heart of the highly desirable village of Tockwith, situated to the West of York.

Within the village, there are a range of local amenities, including two pubs, a village shop, post office, surgery, two play parks, a thriving sports field, a church and a well regarded primary school. The village is in the catchment area for leading secondary schools including Tadcaster Grammar and King James's Knaresborough.

This property is ideally placed for commuting to York, Wetherby, Harrogate and Leeds while London can be reached within 3 hours via train from nearby Cattal station.

The property benefits from mains gas and water supply and has double glazing and gas central heating throughout.

General

Room measurements in these particulars are approximate and for guidance only.

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. If a property remains empty for some time, there may be re-connection charges for any switched off / disconnected or drained services or appliances.

Whilst we endeavour to ensure our details are accurate and reliable, if there is any point of particular importance to you, please contact us to clarify any query you may have. This is particularly important if you are travelling some distance to view any property.

Do You Have A Property To Sell?

We offer free, no obligation valuations on any property. With selling fees of 0.75% plus VAT (0.9% inc. VAT), call us to arrange an appointment.

Energy Efficiency Rating

