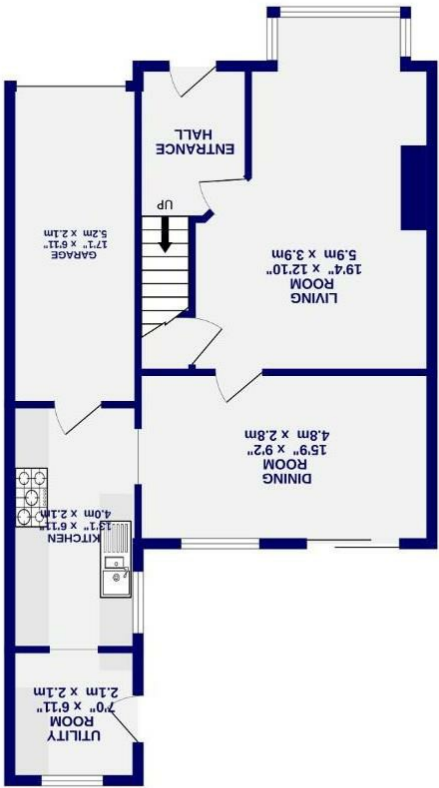


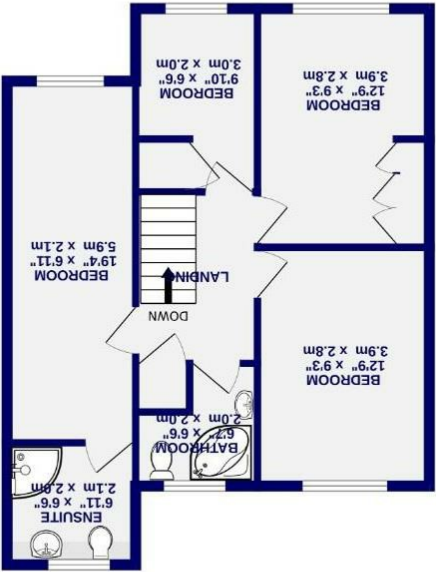


Prince Rupert Drive Tockwith, York YO26 7PU

- Detached House
 - Four Bedrooms
 - EV Charger Point
 - Driveway and Garage
 - Two Bathrooms
 - Village Location
 - EPC C
- Freehold
Council Tax Band - D



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that you verify the measurements with your own survey. The floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide only. The services, systems, fixtures and fittings shown have not been tested by the vendor and no guarantee is given as to their operation. Made with Mapbox 6/2020

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Prince Rupert Drive
Tockwith, York
YO26 7PU

£425,000

4 2

An extended and beautifully presented four bedroom detached family home positioned within a quiet cul de sac in the popular village of Tockwith. Offering spacious and versatile accommodation with excellent entertaining space, the property is ideally suited to modern family living while benefiting from convenient commuter links to York, Harrogate, Leeds and Wetherby.

A welcoming entrance hall leads into the bright sitting room positioned at the front of the property, featuring a bay window and a contemporary wall mounted electric flame effect fire creating a stylish focal point. There is also useful storage beneath the stairs.

To the rear of the property is a generous living and dining room providing a superb space for both everyday living and entertaining, with sliding patio doors opening directly onto the rear garden and allowing plenty of natural light into the room.

The kitchen is fitted with a comprehensive range of wall and base units complemented by work surfaces and tiled splashbacks, with space for a range style oven and extractor above. A separate utility room offers additional appliance space together with convenient access to the rear garden.

To the first floor the principal bedroom benefits from a spacious ensuite shower room with corner shower, concealed cistern WC and wash basin set within a vanity unit. There are two further double bedrooms with built in wardrobes and a fourth bedroom which could also serve as a study or nursery. The house bathroom is fitted with a modern three piece suite incorporating a shower over the bath.

Externally a block paved driveway provides off street parking and leads to the integral garage with electric roller door. The enclosed rear garden offers a paved seating area leading onto a raised deck and lawn with planted borders.

Further benefits include gas central heating, double glazing and an EV charging point.

Council Tax Band D

