

10 Lucas Grove South

TOCKWITH | YORK | NORTH YORKSHIRE



FINEST
PROPERTIES



An extended and updated family home occupying
a lovely plot in a desirable village location

A1M Junction 46 6.1 miles | Wetherby 6.6 Miles | Knaresborough 9.6 miles
York City Centre 10.4 miles | Harrogate 12.5 miles | Leeds City Centre 19.1 miles





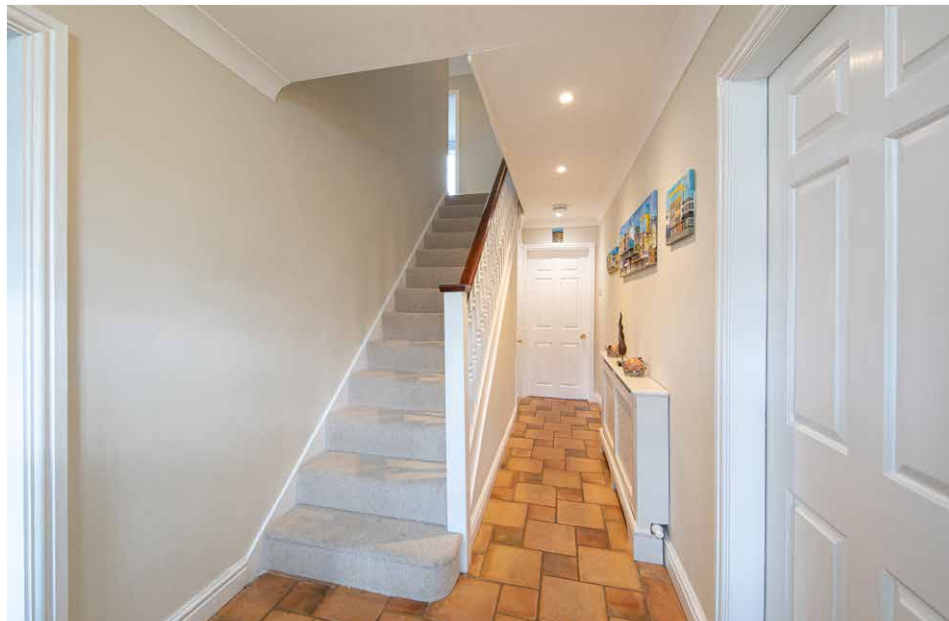
Accommodation in Brief

Hallway | Sitting Room | Snug | Open Plan Kitchen/Dining Room | Utility Room
Cloakroom/WC | Principal Bedroom with En-suite Shower Room
Four Further Bedrooms | Family Bathroom | Loft/Eaves Storage

Integral Garage | Parking | Gardens | Patio Terrace
Gravelled Seating Area | Greenhouse







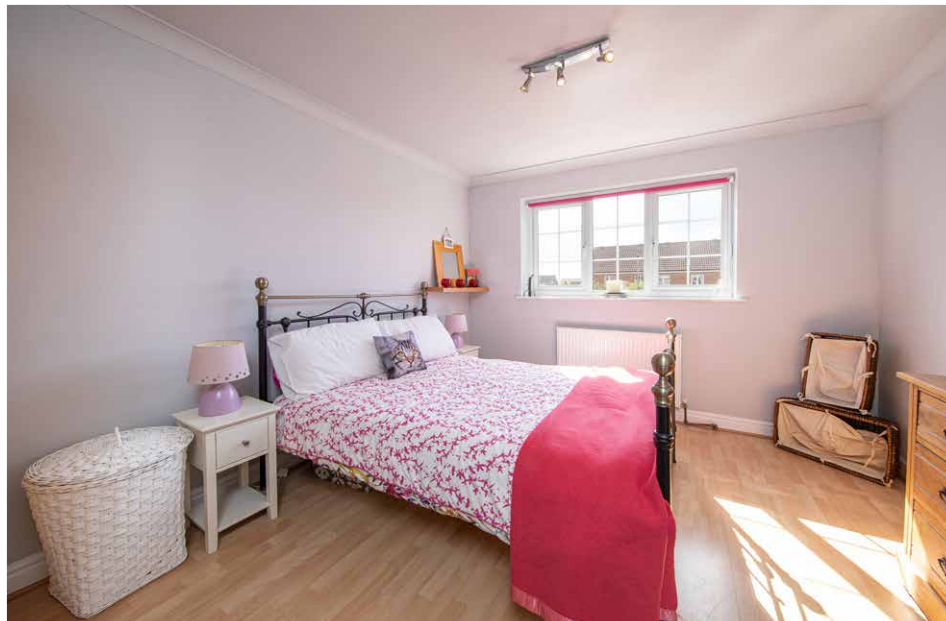
The Property

10 Lucas Grove is a very well-presented comfortable family home situated in the middle of an attractive street within a peaceful and desirable village. The property has been extended and modernised to offer superb contemporary living and is on the market for the first time in over 20 years. This hugely appealing home further benefits from an integral garage, driveway parking for two cars and established gardens to both the front and rear. The property offers light, airy and spacious accommodation with a variety of family spaces including two reception rooms, an open plan kitchen/dining room and an incredibly practical layout designed for comfort. A fantastic outdoor living area adds to the flexibility and is the perfect spot to enjoy the mature leafy gardens full of year round colour and texture.

The front door opens to a neat hallway with a generous sitting room to the right, a snug to the left, and a useful cloakroom/WC beneath the stairs. The hallway continues to the kitchen/dining room at the rear of the house. The sitting room enjoys light from the front and rear of the house and features an attractive ornamental fireplace. This could be reinstated as an open fireplace if desired. There is expansive seating space for the whole family. Glass double doors at the rear lead to the dining room, and from there out into the impressive rear garden.

The snug is a comfortable and flexible room with a large window facing south west and enjoys afternoon and evening sunshine. It has been configured as a relaxing music room by the current owners and provides useful space for a variety of possible uses. The open plan kitchen and dining room is impressive, with the added benefit of a generous adjoining utility room. A long run of windows keeps the smart fitted kitchen feeling bright and inviting, with a range cooker, full size dishwasher and marble counter tops. The utility offers space for a washer, dryer, double Belfast sink and further storage with direct access to both the integral garage and garden.

Upstairs there are five bedrooms, one of which is currently configured as an office. The principal bedroom is modern, stylish and relaxing, with a gorgeous en-suite shower room. The en-suite is clad in porcelain tiles with a luxurious walk-in rainfall shower. There are three further double bedrooms, one of which is particularly large and has been developed in the extension above the garage. There is access from this room to substantial under eaves storage. There would be potential and ample space to install a further bathroom, should it be required. The fifth bedroom is a lovely single bedroom at the front of the house, which is perfect for a child's bedroom or home office.







Externally

The land at the front of the house is split between parking and a mature garden full of colour and texture. There is a charming hidden seating area behind this garden adjacent to the front door. Paths either side of the home lead around to the rear garden.

Behind the house there is an attractive paved dining area adjacent to the kitchen, perfect for al fresco entertaining. The garden is mostly laid to lawn, with tall borders offering privacy and shelter. A wooden walkway dotted with pots leads past a garden bench and greenhouse to a shaded outdoor reception space which is sure to be much sought-after on a summers day.



Local Information

Tockwith is a charming York-area village bursting with history and amenities. There are two village pubs, a popular bakery, shop, a good primary school and access to a selection of excellent secondary schools. The A1 is nearby for those needing to commute, and the nearby towns of Wetherby, Boston Spa, Knaresborough and City of York itself are a short drive away. The nearby station at Cattal has regular services to York, Harrogate and Leeds.


Floor Plans

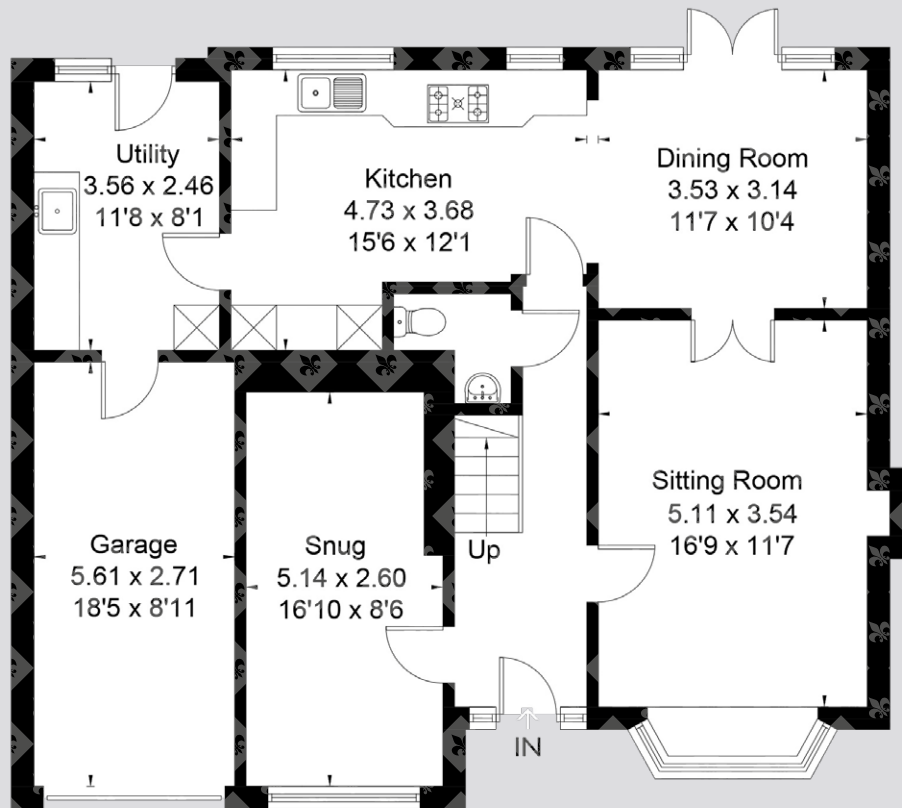
Total area: approx 185.5 sq m / 1997 sq ft

(Including Loft / Eaves / Garage)

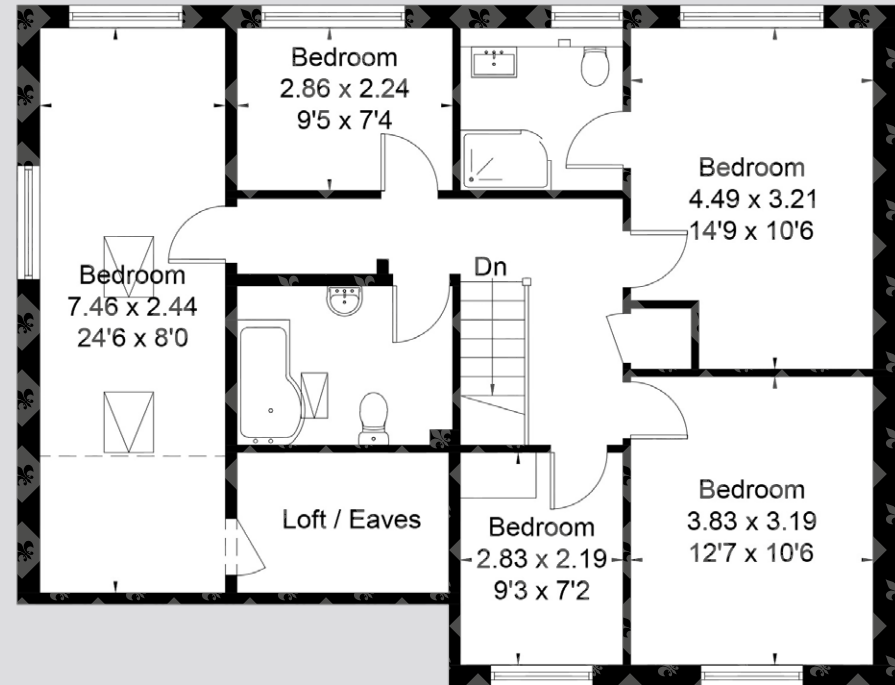
Including Limited Use Area (10.9 sq m / 117 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

Directions

Turning off the A59 onto Cattal Street just before/after Green Hammerton, pass the station on your left, and continue until the road bends to the right in Cattal village. Take the next left onto Cattal Moor Lane, and use the traffic lights to cross the single lane bridge. At the first set of crossroads, take a left into Tockwith, and the second turning on the right onto Prince Rupert Drive. Follow Prince Rupert Drive right to the end (around 0.5 miles) and turn left onto Lucas Grove South. Number 10 is at the end of the cul-de-sac se back on the right-hand side.

On foot, the house is easily accessible from the centre of the village via Bunting Drive and Kirk Lane; a pretty wander through the woods or the new houses during the daytime.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

YO26 7QA

Band E

Rating C

Freehold

Viewings Strictly by Appointment

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