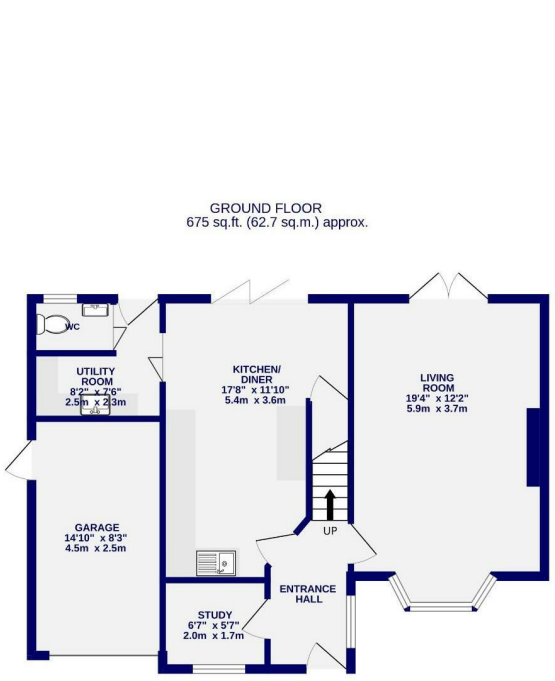


Norfolk Gardens
Tockwith, York
YO26 7QW

Freehold
Council Tax Band - D

- Detached House
- Extended and Rennovated
- Three Bedrooms and A Study
- No Onward Chain
- Four Piece Family Bathroom
- Garage And Rear Office
- EPC C





TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Norfolk Gardens
Tockwith, York
YO26 7QW

£425,000

3 1

Extensively renovated and thoughtfully extended, this three bedroom detached house offers generous living accommodation, a private rear garden, a versatile garden pod, driveway and garage.

A welcoming entrance hallway leads to a spacious sitting room, featuring a large bay window, a fireplace incorporating a multi fuel stove and French doors opening onto the rear garden.

The kitchen has been opened up to create a sociable kitchen and dining space, fitted with contemporary units and quartz worktops, with space for a range cooker and fridge freezer. Bifold doors open onto the rear patio, connecting the accommodation with the garden and providing an ideal setting for entertaining.

An extension provides a useful utility room with space for a washing machine and tumble dryer, together with a separate WC. A study offers a dedicated space for working from home, while herringbone style LVT flooring runs throughout the ground floor.

To the first floor are two generous double bedrooms and a third bedroom, currently arranged as a dressing room. The remodelled family bathroom features a freestanding roll top bath, separate walk in shower and wall mounted vanity unit, complemented by an LED mirror and antique brass fittings.

Externally, the property benefits from enclosed gardens to the front and rear. The private rear garden is predominantly laid to lawn with a paved seating area, while a detached garden pod provides flexible space for a home office, gym or hobbies. A driveway and garage complete the property.

Tockwith offers a range of village amenities, including a primary school, village shop, public house and sports facilities. Well positioned for access to York, Wetherby and Harrogate, the village is an appealing choice for families and commuters.

Viewing is highly recommended to appreciate the quality and space on offer.







