







Stanley Grove, Tockwith, York, YO26 7AH

- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- WELL MAINTAINED GARDENS
- SOUGHT AFTER LOCATION
- GARAGE AND OFF STREET PARKING
- EPC RATING - B / COUNCIL TAX - E

HUNTERS®
HERE TO GET *you* THERE

Offers Over £495,000

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DESCRIPTION

Hunters Wetherby are delighted to bring to market this exceptional four bedroom detached home, perfectly set within the highly sought-after village of Tockwith.

Beautifully presented throughout, this stylish property is the ideal 'move-in-ready' home perfectly suited to modern family living.

Step inside via a welcoming entrance hallway, which provides access to the principal ground floor rooms, including a spacious lounge, stunning open-plan kitchen/diner, and a conveniently positioned downstairs WC.

The lounge is a bright and inviting retreat, enhanced by a large front-facing window that floods the room with natural light and creates a warm, airy atmosphere creating the ideal space to relax and unwind.

At the heart of the home lies the impressive contemporary kitchen/diner, thoughtfully designed for both everyday living and entertaining. Featuring a range of sleek wall and base units complemented by marble work surfaces, the kitchen is finished to a high standard and benefits from integrated appliances including a fridge/freezer, dishwasher, electric oven, and gas hob. There is ample space for dining, alongside an additional seating area, while bifold doors open seamlessly onto the rear garden, bringing the outdoors in and filling the space with light.

Adding further practicality, the separate utility room provides additional storage and plumbing for a washing machine an invaluable feature for busy households.

To the first floor, the property continues to impress with three generous double bedrooms, a versatile fourth bedroom currently utilised as a home office, and neutral decor throughout.
Bedrooms one and two both enjoy the luxury of modern en-suite shower rooms, each comprising a low-level WC, shower cubicle, and wash hand basin, ideal for family life and visiting guests alike.

The contemporary house bathroom is stylishly finished and well designed with partial tiling and fitted with a bath and shower attachment, low level WC and hand wash basin.

Externally, the beautifully landscaped rear garden provides a wonderful outdoor sanctuary, complete with wooden planter borders, mature greenery, and a paved patio area ideal for dining and entertaining. To the front, the property benefits from a garage, paved driveway, and an attractive lawned garden where mature shrubs and bushes populate.

Tockwith is a popular semi-rural North Yorkshire village with excellent amenities including a village shop, post office, hairdressers, doctor’s surgery, two pubs and a highly regarded nursery and primary school. The market town of Wetherby is only some 10 minutes’ drive with a wide range of amenities and also bypassed by the A1 for travel further afield. Cattle train station is approx. 2 miles away.







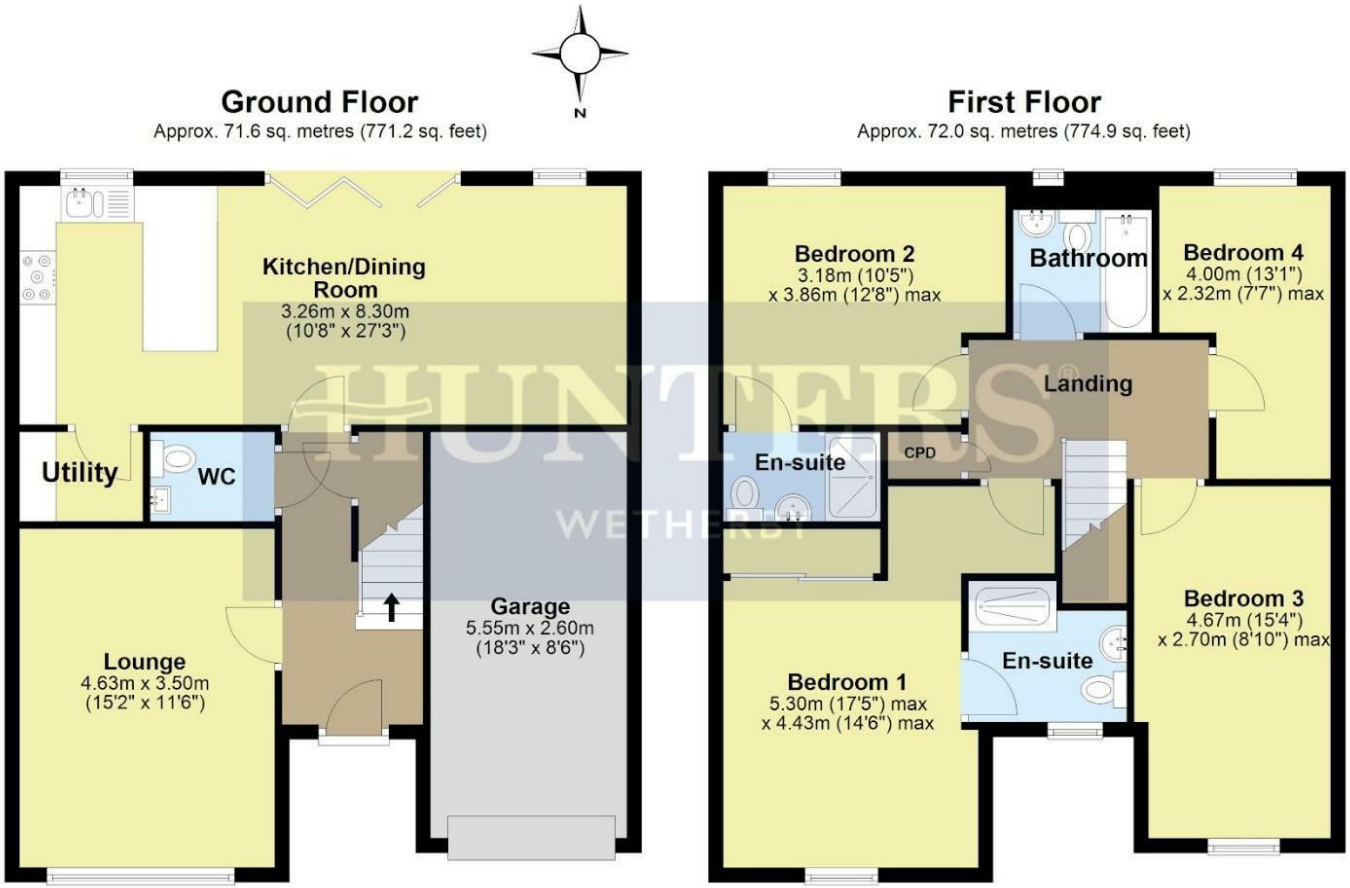












Total area: approx. 143.6 sq. metres (1546.1 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

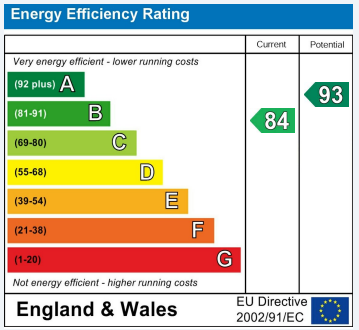
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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