



2 Westfield Green, Tockwith, YO26 7RE



Key Features

- Four bedroom detached home
- Double width block paved driveway
- Living room with bay window & log burner
- Open-plan kitchen/diner with garden access
- Utility room & guest W.C.
- Converted garage to office/sitting room
- Principal bedroom with ensuite
- Private walled garden with patio
- Great access to A1(M), York, Leeds and Harrogate
- Highly sought after development



A beautifully presented four bedroom, two bathroom family home set in an idyllic location in a quiet cul-de-sac opposite the green within the highly sought after village of Tockwith.





This detached property is approached via a double width block paved driveway which offers ample parking for numerous vehicles.

To the ground floor is an entrance hallway, with understairs storage, and a guest W.C. To the front is the spacious living room with wood burning stove and a bay window that provides an abundance of natural light. Spanning across the rear is a well appointed kitchen/diner with a range of integrated appliances, a door to a utility room and double doors opening onto the private garden. The garage has been converted to provide an additional sitting room/office and extra storage.

To the first floor the principle bedroom benefits from fitted wardrobes and ensuite shower room. The second bedroom is a good size double and also benefits from fitted wardrobes and there are two further bedrooms and family bathroom.

Externally there is a pretty lawned front garden and there is a walled garden to the rear with a lawn and generous paved patio area, offering a great deal of privacy and is ideal for outdoor entertaining.

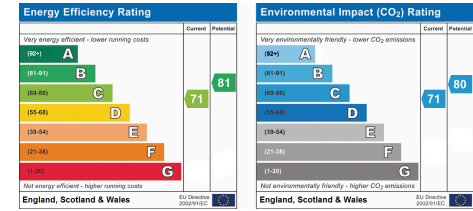
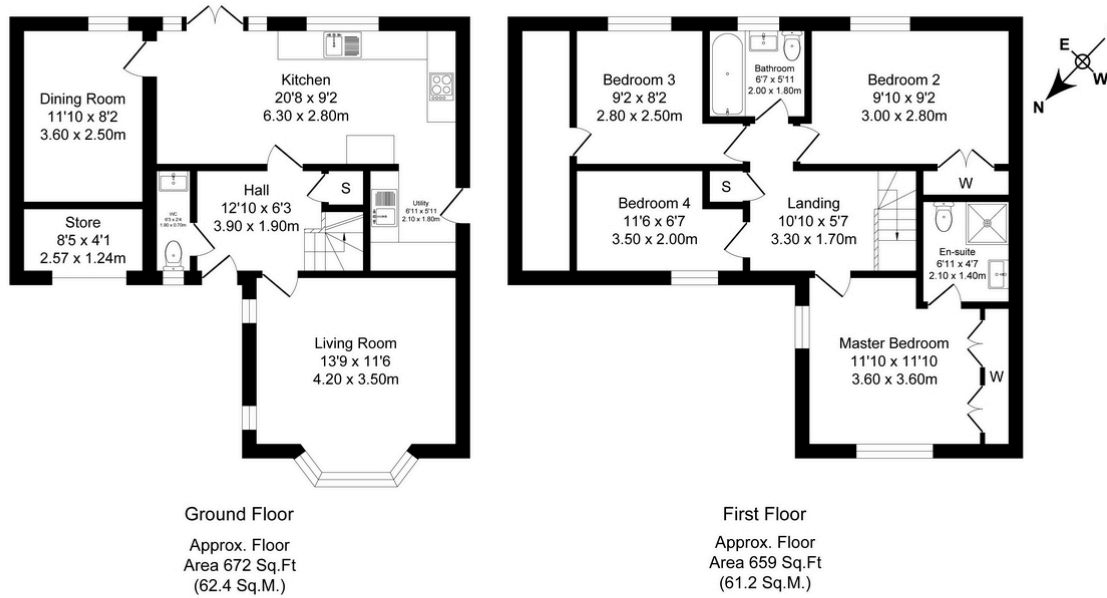
The property is situated on the edge of the highly popular and convenient semi rural village of Tockwith which lies to the east of Wetherby. The nearby A1(M) offers ease of access to Leeds, Harrogate and York and to Cattal railway station on the Leeds/York line. Tockwith offers a range of amenities including post office, shop, public houses, sports club, primary school and GP surgery.

SERVICES: We are advised that the property has mains water, electricity, drainage and gas.



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 Total Approx. Floor Area 1331 Sq.ft. (123.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: E
Council Authority: North Yorkshire Council

