

23 RALPH GARTH  
TOCKWITH, YORK  
YO26 7PP



**NICHOLLS  
TYREMAN**

## 23 RALPH GARTH | TOCKWITH | YORK | YO26 7PP

A fantastic opportunity to purchase this spacious semi-detached home situated on a quiet cul-de-sac in the quaint village of Tockwith between the popular locations of York and Harrogate. The property offers four bedrooms across three floors and excellent external space perfect for family living.

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Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room | WC

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Four Bedrooms | House Bathroom

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Driveway | Gardens

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Council Tax: C | Energy Rating: D | Tenure: Freehold

# £325,000





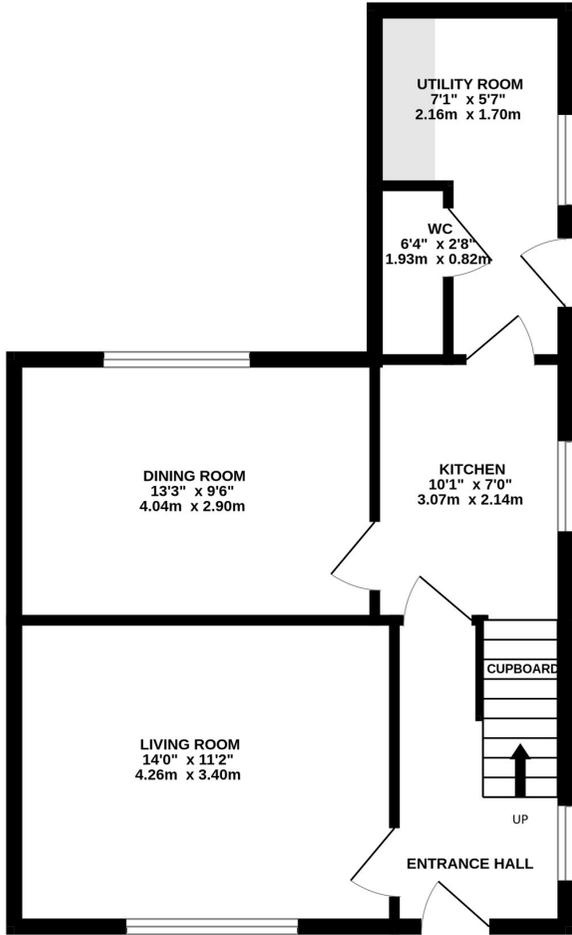
Benefiting from gas fired central heating and double glazing throughout (with the exception of a small kitchen window) the property briefly comprises; entrance hall with stairs leading to the first floor, living room at the front with log burning stove, kitchen with built in floor and wall units, dining room and utility with w/c at the rear.

The first floor offers three bedrooms, two of which are double rooms and the house bathroom comprising shower over bath, w/c and washbasin. The second floor has a spacious double bedroom with plenty of space for storage and velux windows looking out over the lovely countryside beyond.

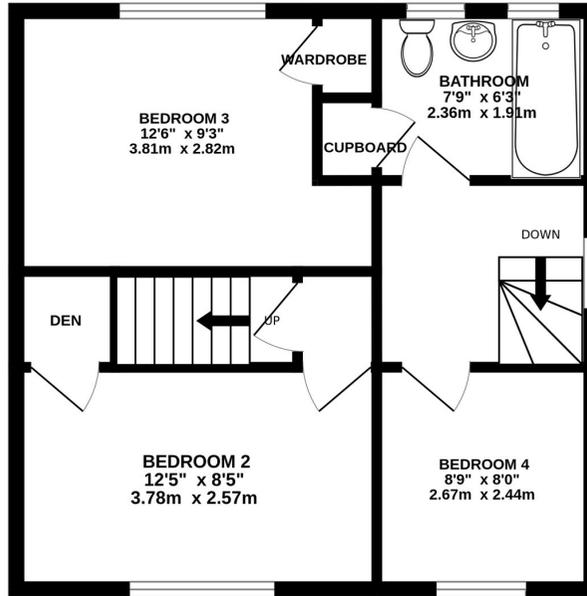
Externally the property has a private driveway for two cars, paved pathway and garden laid to lawn at the front along with a fabulous rear garden which overlooks open fields and has access to local walking routes.



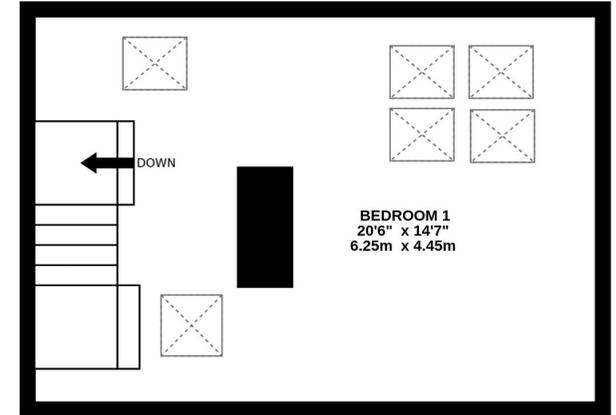
GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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