



Prince Rupert Drive, Tockwith, York, YO26 7QS

- FOUR BEDROOM DETACHED HOUSE
- DETACHED GARAGE
- CLOSE TO LOCAL AMENITIES

- POPULAR RESIDENTIAL LOCATION WITHIN TOCKWITH
- SPACIOUS GARDEN
- EPC - D / COUNCIL TAX - D

Offers Over £400,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this four bedroom detached family home in the highly sought after location of Prince Rupert Drive. Situated in the charming village of Tockwith, this property is sure to attract an array of buyers seeking peaceful village family life.

The downstairs accommodation offers versatility with a spacious lounge through to dining room, which is flooded with natural light by windows the front and the rear. Adjacent to the dining area, the breakfast kitchen is fitted with a range of wooden wall and base units and benefits from integral electric oven and hob with extractor over. Space is provided for a washing machine and fridge freezer. A side door leads out from the kitchen to the drive, allowing for useful access to the rear and garage.

A downstairs w/c is the perfect addition to the ground floor, comprising of low level w/c and wash hand basin.

To the first floor are three well sized bedrooms, with the master and second benefitting from fitted wardrobes providing ample storage. Bedroom four is a good sized single, and continues the theme of versatility being suitable for a home office too.

The house bathroom is comprised of a three piece suite including bath with shower over, low level w/c and wash hand basin. A frosted window allows for plenty of natural light and ventilation.

Externally, the generous rear garden is mainly laid to lawn and is bordered with mature plants and shrubs. A well sized patio area is the perfect place to sit in the sunshine and enjoy those warmer spring and summer months!

The front of the property features a beautiful lawn with flowers, plants and shrubs to the boarder. A well sized block paved driveway leads all the way down to the garage allowing for ample off street parking.

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.







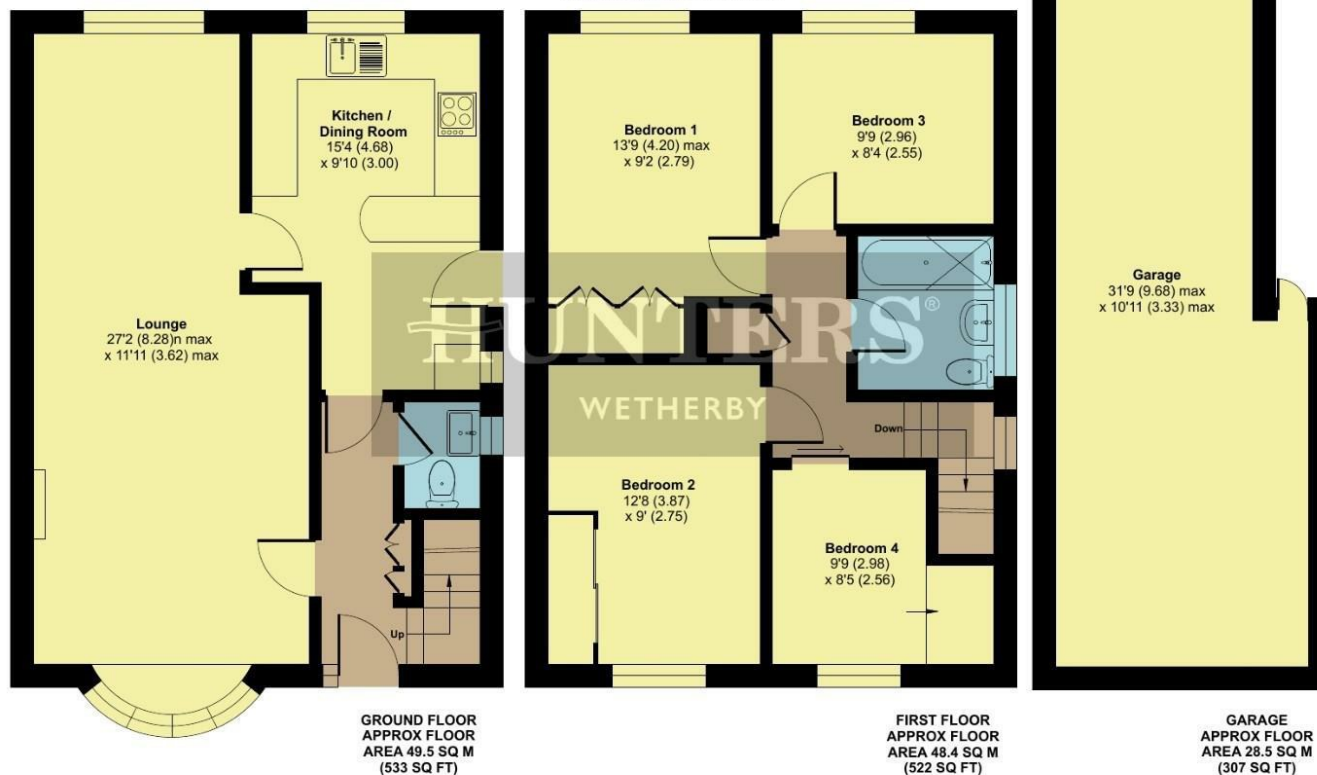
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Approximate Area = 1055 sq ft / 98 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 1362 sq ft / 126.5 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 49.5 SQ M
(533 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 48.4 SQ M
(522 SQ FT)

GARAGE
APPROX FLOOR
AREA 28.5 SQ M
(307 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters Property Group. REF: 1404344

Viewings

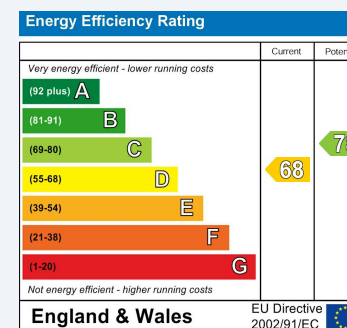
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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HERE TO GET *you* THERE