

# HUNTERS®

HERE TO GET *you* THERE

**10 Marston Road, Tockwith, York, YO26 7PR**

**£2,750 Per Month**

**Property Images**





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## Property Images

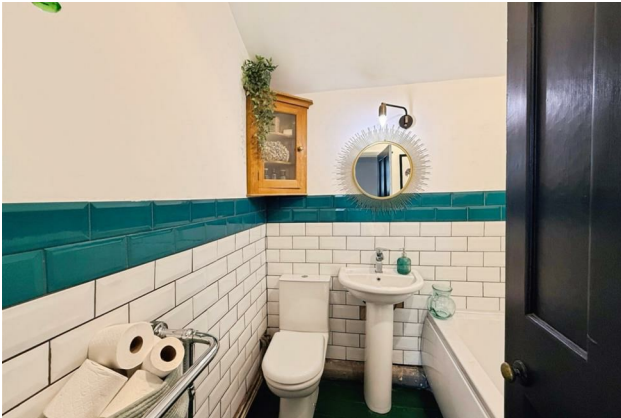


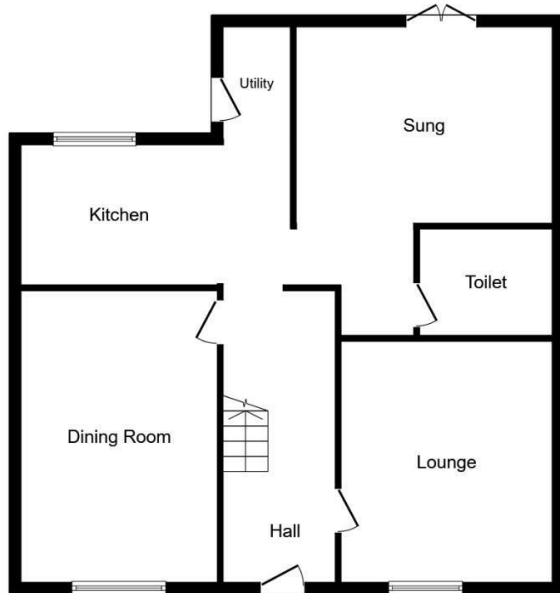


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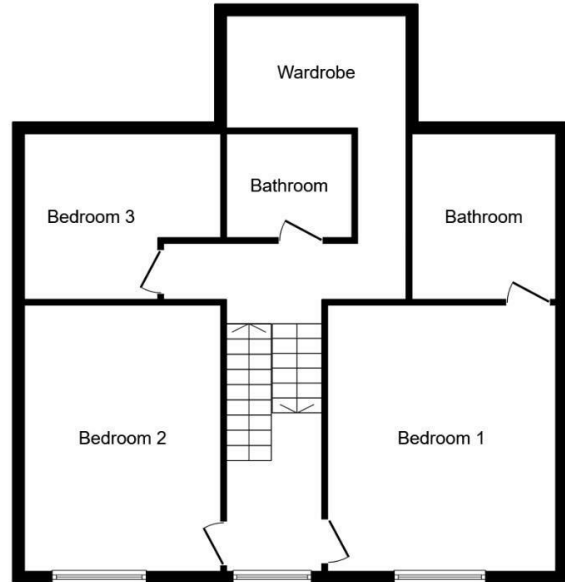
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## Property Images





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 64      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

## Map



## Details

Type: House Beds: 4 Bathrooms: 3 Receptions: 3 Tenure:

Offering generous living accommodation both inside and out, this impressive property is ideal for families looking for space, flexibility and a large private garden, while still enjoying the charm of village country living. The property is also easily commutable to the A1, York, Harrogate and Leeds.

The accommodation has a wonderfully generous feel, with multiple reception and living spaces providing plenty of room for both everyday family life and entertaining. The additional large en-suite room, complete with step-down bath, offers particularly versatile accommodation and could make an excellent principal bedroom, guest suite or additional living space.

Outside, the property really comes into its own. The half acre garden provides an abundance of space for children, gardening, entertaining and enjoying the outdoors, while the existing chicken pen adds an appealing feature for those seeking a more rural lifestyle.

The large garage with inspection pit is another significant advantage, offering considerably more than typical garage space and making the property particularly attractive to anyone needing a workshop, hobby space, storage or vehicle-maintenance area.

Located in Tockwith, this is a rare opportunity to rent a spacious detached home offering an excellent combination of generous accommodation, substantial gardens and useful outbuildings.

Early viewing is highly recommended to fully appreciate the size, versatility and outdoor space this property has to offer.

EPC - D

Council Tax - F

Pets considered on a case by case basis

Available with a Deposit Alternative for tenants.

\*This property is available with a Deposit Alternative which means that instead of paying a traditional five weeks security deposit, you pay a fee of 28% of a month's rent + VAT to become a member of a deposit free renting scheme which significantly reduces the up-front costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage\*

\*\* Available from 9th November \*\*

New to the market, Hunters are proud to showcase this highly desirable 4 bedroom property in Tockwith.

## Features

• TRADITIONAL 4 DOUBLE BEDROOM HOUSE • 4 BATHROOMS (2 EN-SUITE) • 3 RECEPTION ROOMS • PRIVATE WALLED GARDEN • 1/2 ACRE OUTDOOR SPACE • REMOTE GATED DRIVEWAY • DOUBLE GARAGE WITH INSPECTION PIT • CENTRAL VILLAGE LIVING WITH SCHOOL, DOCTORS, SHOP & 2 PUBS • EPC D • COUNCIL TAX F