



The Green, Tockwith, York, YO26 7RA

- SPACIOUS TWO-BEDROOM DETACHED BUNGALOW
- BRIGHT CONSERVATORY WITH VIEWS OVER THE REAR GARDEN
- COUNCIL TAX - C / EPC - D
- GENEROUS GARDEN WITH GARAGE AND AMPLE PARKING
- HIGHLY SOUGHT AFTER VILLAGE OF TOCKWITH

Asking Price £285,000



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DESCRIPTION

DO NOT MISS THE CHANCE TO VIEW THIS FANTASTIC TWO-BEDROOM DETACHED BUNGALOW IN THE HIGHLY SOUGHT AFTER VILLAGE OF TOCKWITH

A well-presented two-bedroom detached bungalow situated in the popular village of Tockwith, offering spacious and versatile accommodation together with excellent parking and generous gardens.

The property is approached via a welcoming front porch, leading into the bright and airy living room. This inviting space benefits from a large bay window, allowing plenty of natural light to flood the room, while an electric fire provides an attractive focal point.

The kitchen offers excellent space for both cooking and dining, featuring a range of base units, an integrated fridge and dishwasher, a freestanding oven and a useful breakfast bar. There is also ample room for a dining table, making this a practical and sociable area of the home.

The kitchen flows seamlessly into the bright and spacious conservatory, which enjoys lovely views over the rear garden. With double doors opening onto the garden and the benefit of heating, this versatile room can be enjoyed throughout the year and provides a lovely additional reception space.

The main bedroom is a generous room with fitted wardrobes, a fitted dressing unit and drawers. The bedroom also enjoys a pleasant outlook towards the conservatory and garden. The second bedroom is also well proportioned and benefits from fitted wardrobes and additional storage.

The property is completed by a large shower room, featuring a walk-in shower, vanity unit and heated towel rail.

Externally, the property offers exceptional off-road parking, with ample space for five or more vehicles as well as additional room for a caravan. The front of the property also benefits from a lawned garden.

To the rear is a generously sized garden, providing plenty of outdoor space for relaxing and entertaining. The garden also benefits from a single garage with power, providing useful storage and practical additional space.

Overall, this detached bungalow offers spacious accommodation, excellent parking and attractive gardens, making it an ideal home for a range of buyers.

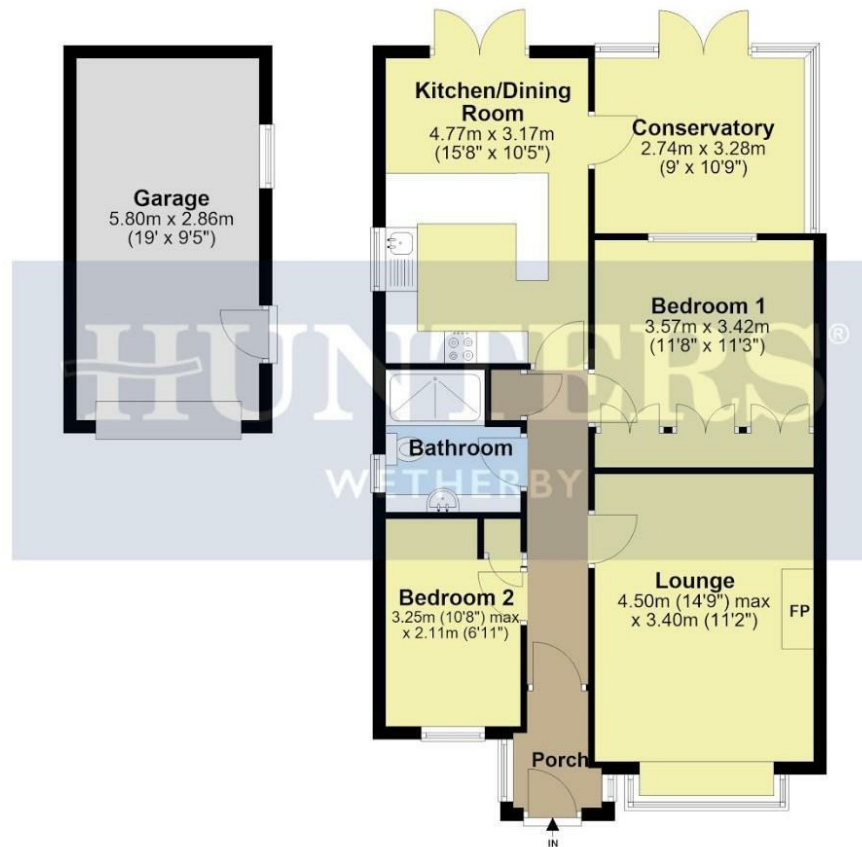






Ground Floor

Approx. 90.2 sq. metres (970.6 sq. feet)



Total area: approx. 90.2 sq. metres (970.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.