



## Town End View, Tockwith, York, YO26 7AB

- THREE BEDROOM ATTRACTIVE DETACHED HOUSE
- BUILT BY THE POPULAR MULGRAVE PROPERTIES AND IS WITHIN ITS NHBC
- BEAUTIFUL KITCHEN/DINER
- BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED GARAGE AND DRIVEWAY
- EPC RATING B / COUNCIL TAX BAND

**Asking Price £425,000**





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## DESCRIPTION

Hunters Wetherby are proud to bring to the market this three bedroom detached house in the charming and popular village of Tockwith and is finished throughout to a very high standard. This beautiful property is presented as a three bedroom detached house which is located in the delightful village of Tockwith is a must view!!

The attractive approach and frontage to the property creates a wonderful first impression with a circular lawned area, shrubs and block paved driveway leading to the detached garage.

This beautifully presented family home offers contemporary living and spacious accommodation. The generous hallway provides access to the downstairs accommodation which in brief is a good size lounge which is brightly decorated and a good shape allowing you to place furniture wherever you wish to place it.

The open plan kitchen diner is the real hub of the home and is finished with shaker dark blue wall and base units and contrasting worksurfaces. Integrated appliances include Fridge Freezer, induction hob, electric oven and grill, dishwasher and washing machine. There is adequate space for a dining table and french doors that lead into the garden.

The W/C with sink unit completes the downstairs.

To the first floor there are three double bedrooms all of which are beautifully presented and decorated neutrally. Bedroom one benefits from a modern shower room with separate shower cubicle, low level w/c and toilet. The house bathroom completes the first floor accommodation and features a shower over bath, wash basin and toilet this space is mainly tiled for ease to help keep clean and sleek!!

The rear garden offers tranquility and has been well maintained by the current owners it offers both a lawned space and patio perfect for enjoying a drink or BBQ in these upcoming summer months.

The popular village of Tockwith benefits from a wide range of amenities including two public houses, a much sought after and highly acclaimed primary school and secondary school including Tadcaster Grammar & King James. There's an excellent village store/post office and is situated to the east of Wetherby nearby the A1/M1 link road which provides swift and easy access for commuting to York, Harrogate and Leeds.











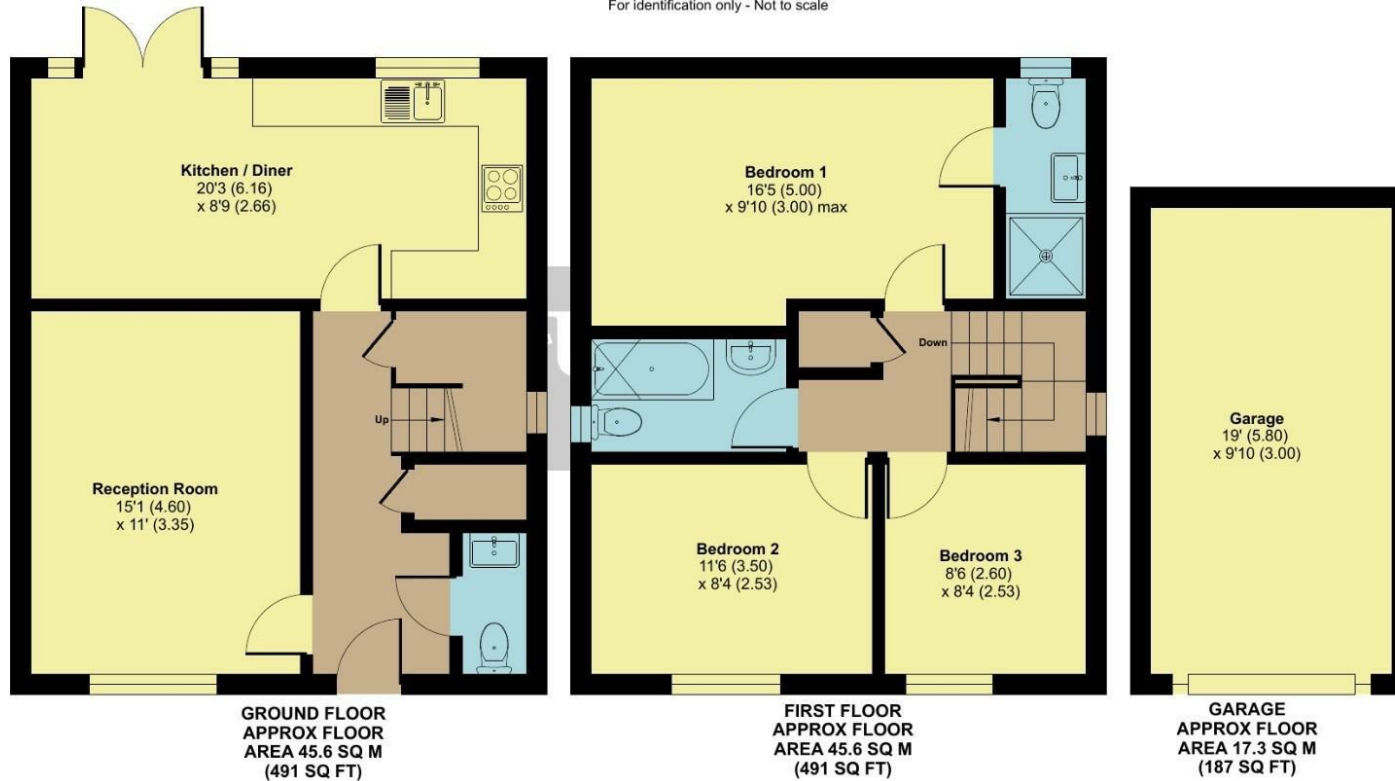
## Town End View, Tockwith, York, YO26

Approximate Area = 982 sq ft / 91.2 sq m

Garage = 187 sq ft / 17.3 sq m

Total = 1169 sq ft / 108.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1285306

### Viewings

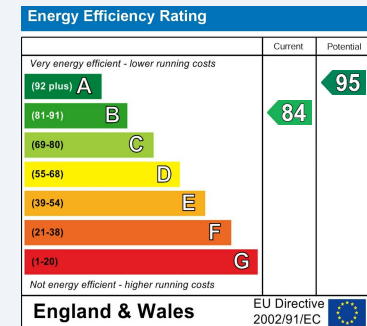
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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