



Prince Rupert Drive, Tockwith

- FOUR BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- GARAGE, WORKSHOP & FAST 7KW EV CAR CHARGER

- POPULAR RESIDENTIAL LOCATION WITHIN TOCKWITH
- BEAUTIFULLY PRESENTED
- EPC RATING D / COUNCIL TAX BAND E

Asking Price £450,000



Prince Rupert Drive, Tockwith

DESCRIPTION

Hunters Wetherby are proud to present to the market in the highly popular residential of Prince Rupert Drive, Tockwith this four bedroom detached house which has been a much loved family home for over 20 years!!

On entering the property into the hallway you get the immediate sense that this is a lovely calm home which is beautifully maintained and well looked after by the current owners. The downstairs accommodation flows beautifully and the connections between the rooms work really well. The lounge/living room features laminate flooring and the main feature of the room is a working open fire which sits in a wooden surround and has a tiled hearth. This is a stunning feature and provides the perfect focal point for cosy evenings. The dining room sits between the lounge area and the snug/summer room and has been part of many a household gathering/party. The snug room with French doors that lead to the rear garden is a wonderfully quiet space where you can sit and relax at the end of a busy day with just your thoughts or a good book.

The kitchen which is made up of mainly base units and is finished in a wood design to give that farmhouse feel offers lots of work space and storage units. There is plumbing for a washing machine, space for a dishwasher, tumble dryer and fridge freezer. A gas hob, electric double oven/grill complete the kitchen area.

A downstairs W/C and under stairs cupboard complete the downstairs.

To the first floor there are three double bedrooms and a single room. The main bedroom (1) benefits from built in wardrobes for added storage and is positioned to the front elevation. The house bathroom is finished with contemporary tiling floor and adds some luxury to the room. There is a three piece white suite which consists of a shower over bath, low level w/c and wash basin.

To the rear of the property is a beautifully maintained garden which features two patio areas ensuring that you are always able to catch the sun at different times of day. A good size lawned area fills a lot of the space and there are raised borders with mature shrubs. A small children's play area provides a zone for playing whilst adults enjoy the summer days/evenings with BBQ'S or gatherings.

A single garage and workshop along with a Fast 7KW EV electric car charger are also benefits of this family home.

To the front is a double length driveway , grassed area and a wonderful cherry blossom tree which flowers beautifully in the spring time.

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.







This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92539

Viewings

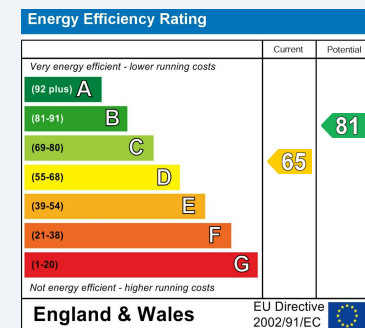
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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