



## Fairfax Crescent, Tockwith, York, North Yorkshire, YO26 7QX

- THREE BEDROOM SEMI DETACHED HOUSE
- LARGE GARDEN & DETACHED GARAGE
- DOWNSTAIRS W/C
- BEAUTIFULLY PRESENTED
- POPULAR RESIDENTIAL LOCATION WITHIN TOCKWITH
- EPC RATING C / COUNCIL TAX BAND C

Asking Price £365,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Fairfax Crescent, Tockwith, York, North Yorkshire, YO26 7QX

## DESCRIPTION

Hunters Wetherby are proud to present this beautiful three bedroom semi-detached home in the charming village of Tockwith. Boasting a superb amount of living space, this property has been tastefully designed to create a beautiful family home.

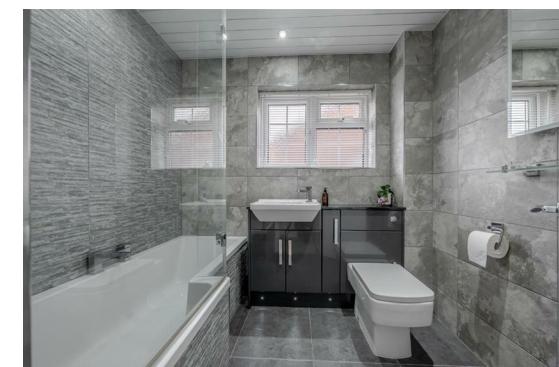
On entering the property, the welcoming entrance hall leads you into the living room and through kitchen-diner. The living room boasts a large bay window which allows for ample natural light to flood the space, and gas fire making this the perfect space to relax and unwind.

The kitchen features a range of fitted wall and base units with integrated appliances including AEG oven with hob and extractor over and LAMONA microwave. Ample space is provided for a well sized dining table, perfect for busy day-to-day life and entertaining. Complimenting the rear of the property, a conservatory conversion with bi-folding doors, ceiling velux windows and spotlights throughout, look onto the rear garden.

Upstairs, three double bedrooms enjoy fitted wardrobes and extensive storage space. Tiled throughout, the house bathroom comprises an L-shaped shower over bath unit, low level WC, integrated sink basin set within a sleek, modern vanity unit, and heated towel rail. A large storage cupboard completes the first floor accommodation.

Stepping outside, the rear garden is generous in size, and benefits from a paved patio area and fenced borders, allowing for privacy. A detached garage with access from the front and side lies alongside the rear garden. Off street parking for multiple vehicles is positioned to the front and side of the property.

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.





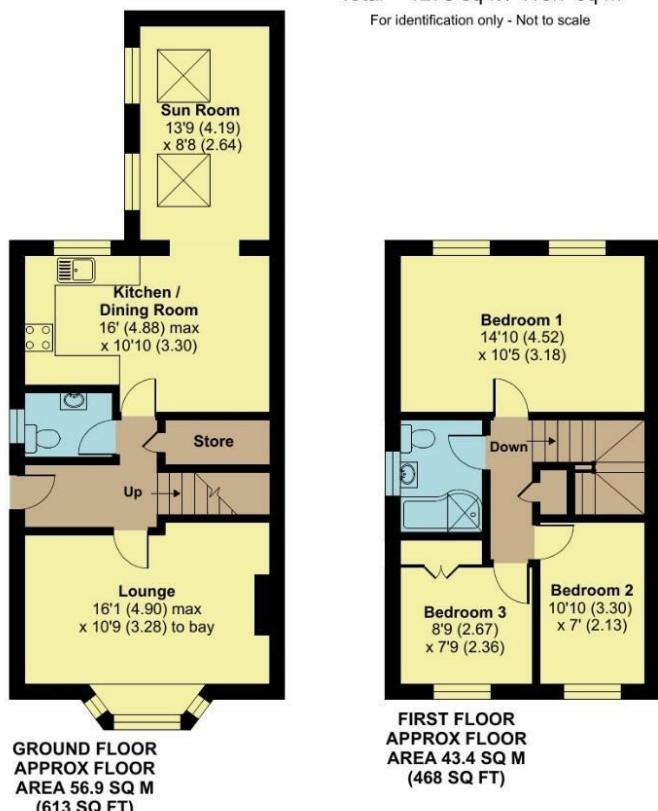
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Approximate Area = 1081 sq ft / 100.4 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1278 sq ft / 118.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.  
Produced for Hunters Property Group. REF: 937610

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	72	
(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.



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