



## Kendal Gardens, Tockwith

- SITUATED IN THE POPULAR VILLAGE OF TOCKWITH
- RECENTLY RENOVATED KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- MASTER BEDROOM WITH ENSUITE
- LARGE PRIVATE GARDEN
- EPC RATING C / COUNCIL TAX BAND E

**Asking Price £525,000**

**Council Tax:**



# Kendal Gardens, Tockwith

## DESCRIPTION

Hunters Wetherby are proud to present to the market this stunning family home occupying a large plot on Kendal Gardens.

Located down a spacious driveway this property offers off street parking and an integrated garage and on approach to this beautiful home you can immediately tell that this will be an impressive house.

On entrance into the bright hallway which provides access to all rooms you will be excited to look around this beautiful family home.

To the left is the bright and inviting lounge featuring a large bay window with a view of the attractive front garden allowing ample natural light to fill the room. The electric fire also brings a focal point to the room creating a cosy atmosphere.

Through the lounge is the tastefully decorated dining room with 'French doors' leading to the rear garden onto the patio area which is the perfect space for entertaining all year round.

The beautifully presented kitchen has been created to give the WOW factor with entertaining in mind, boasting a modern space that has been recently renovated with 'Beech Block' work surfaces, breakfast bar, integrated appliances include large fridge, five ring gas hob, wine cooler and double oven. There is an external door that leads into the rear garden.

Finishing the downstairs is a W.C with toilet and basin.

Upstairs to the main landing there is the appealing master bedroom that has the wonderful added benefit of the spacious en-suite comprising of shower cubicle with power shower, sink basin and W/C, the built-in wardrobes provides extra storage.

Bedroom two provides integrated wardrobes, perfect for extra storage, bedrooms three and four are good sized spaces that have been wonderfully decorated.

Finishing the upstairs space is the family bathroom comprising of shower over bath with power shower, sink basin and W/C.

The south facing private rear garden is a large area with mainly laid lawn with a small patioed area from the 'French Doors', the garden features a pond that is a lovely talking point.

The garage is a wonderful addition to the property that is the perfect finish to this stunning home.

Tockwith itself is a very popular semi-rural North Yorkshire village with excellent amenities including village shop and post office, hairdressers, doctor's surgery, two pubs and a highly regarded nursery and primary school. The market town of Wetherby is only some ten minutes' drive with a wider range of amenities and is bypassed by the A1 for travel further afield. The property is also in the catchment for both Kings James School in Knaresborough and Tadcaster Grammar.





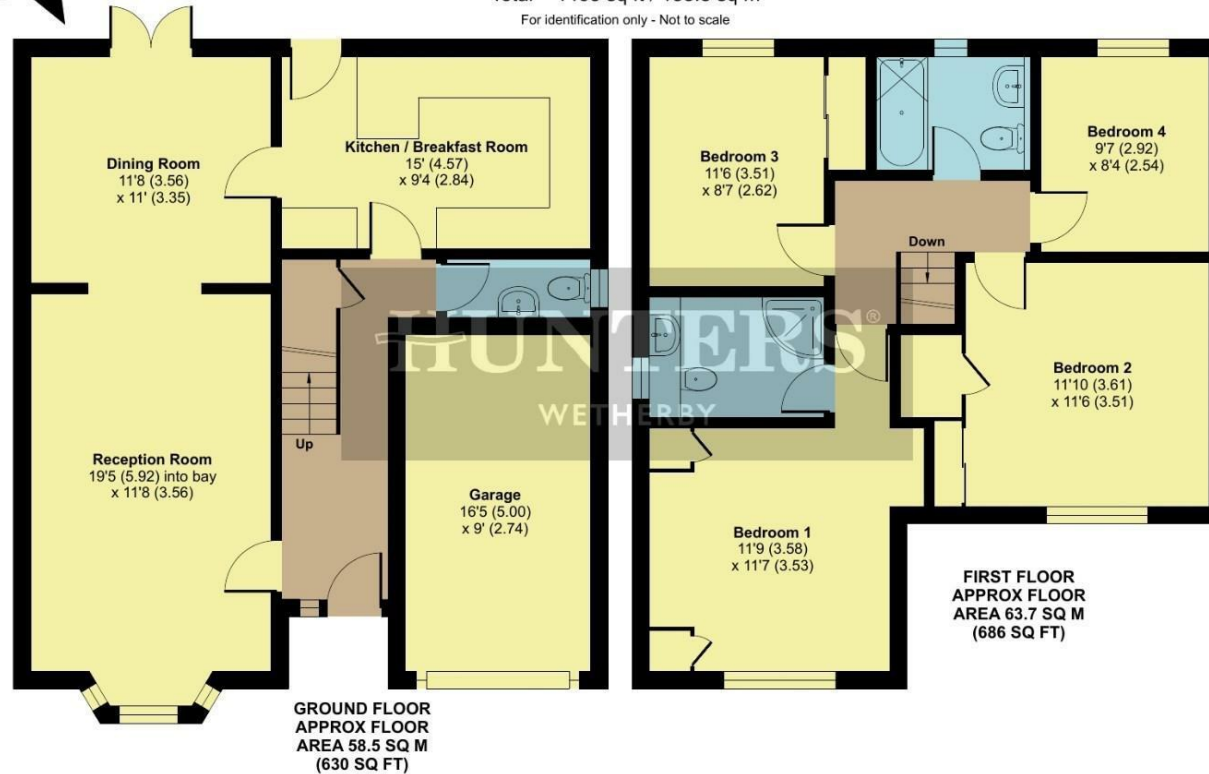
## Kendal Gardens, Tockwith, York, YO26

Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1463 sq ft / 135.8 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). © nitchecom 2024. Produced for Hunters Property Group. REF: 1205774

## 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) <b>A</b>                          |  |                            |                                                                                     |
| (81-91) <b>B</b>                            |  |                            | <b>84</b>                                                                           |
| (69-80) <b>C</b>                            |  | <b>69</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |  |                            |                                                                                     |
| (39-54) <b>E</b>                            |  |                            |                                                                                     |
| (21-38) <b>F</b>                            |  |                            |                                                                                     |
| (1-20) <b>G</b>                             |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| England & Wales                             |  | EU Directive<br>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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