



Prince Rupert Drive, Tockwith, York, YO26 7PU

- SPACIOUS THREE-BEDROOM HOME IN THE POPULAR VILLAGE OF TOCKWITH
- BEAUTIFUL REAR GARDEN WITH WATER FEATURE & BUILT IN BRICK BBQ
- EPC - C / COUNCIL TAX - D
- GENEROUS LOUNGE WITH BAY WINDOWS & A FEATURE FIREPLACE
- PRIVATE DRIVEWAY, INTEGRAL GARAGE AND EXCELLENT STORAGE THROUGHOUT

Asking Price £375,000



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DESCRIPTION

Situated in the popular village of Tockwith, this well-presented three-bedroom home offers spacious and versatile accommodation, with a range of attractive features both inside and out.

The lounge is a generously sized reception room, featuring a bay window with shutters, which will remain with the property. A feature fireplace provides an attractive focal point, with a display flame effect, while a useful storage cupboard adds to the practicality of the space.

The kitchen offers ample wall and base units, providing plenty of storage and preparation space, alongside an electric oven and hob. The kitchen flows seamlessly into the conservatory, creating a lovely open and sociable feel. The conservatory provides an additional reception area, with doors leading directly out to the garden. The conservatory blinds will also remain with the property.

Upstairs, the master bedroom benefits from fitted wardrobes and shutters, both of which will remain. The second bedroom enjoys lovely views across the surrounding area and provides access to the loft. The third bedroom is a smaller room, ideal for a single bedroom, nursery or home office, and benefits from a window to the front and a large built-in storage cupboard.

The main bathroom is finished with floor-to-ceiling tiling and comprises a modern bath with waterfall shower over, wash basin, WC and heated towel rail.

Externally, the property boasts a beautiful, established rear garden, providing a peaceful and private space to relax and unwind. The garden is attractively planted with a variety of greenery and flowers, complemented by a charming water feature and a dedicated barbecue area with a brick-built barbecue, making it ideal for outdoor entertaining.

To the front, there is a lovely garden, alongside a private driveway and integral garage, offering excellent off-street parking and additional storage.

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.

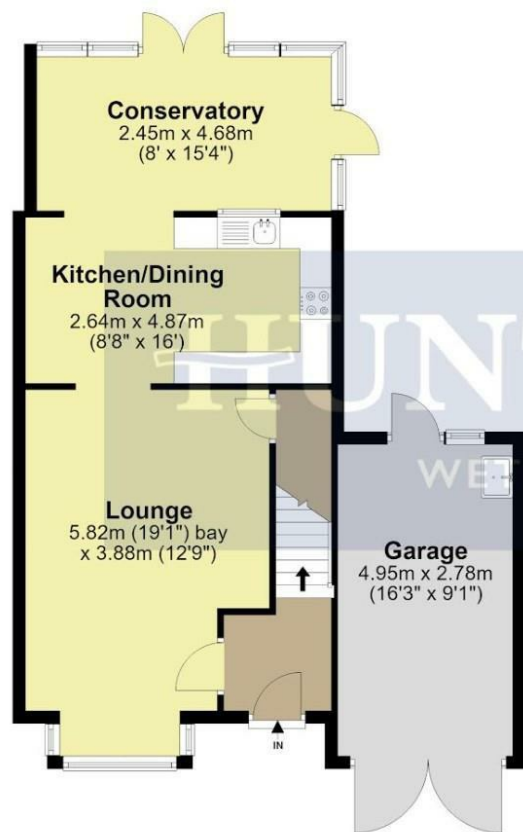






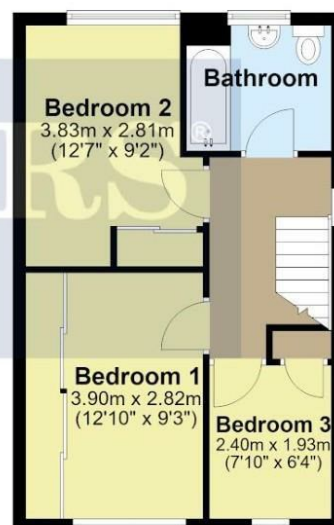
Ground Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
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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