



Cowstail Lane, Tockwith, York, YO26 7SD

- THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY MAINTAINED
- LOVELY OUTLOOK
- STUNNING GARDEN
- EN-SUITE
- EPC RATING B / COUNCIL TAX BAND C

Offers Over £325,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this beautiful three bedroom semi detached house in the sought after location of Tockwith! The vendors have meticulously maintained the property, allowing prospective buyers to move in with ease, without the need for any renovations. This home is truly ready for you to make it your own.

Stepping through the front door you are welcomed into the entrance hallway which is bright and airy setting the tone for the rest of the home. The hallway houses the downstairs w/c.

One of the standout features of this home is the kitchen diner. This lovely area is fitted with a range of stylish wall and base units and is equipped with integral appliances including an oven, hob, and washing machine. There is also space for a fridge freezer. The kitchen diner boasts a delightful view over the greenery at the front of the property, where children can play safely, creating a serene and family-friendly atmosphere.

The inviting lounge boasts patio doors that lead directly into a beautifully maintained garden. This seamless connection between indoor and outdoor living creates an ideal setting for entertaining guests or enjoying quiet evenings.

To the first floor are three bedrooms and the house bathroom. Bedroom one is a double which overlooks the rear with the modern en-suite shower room which consists of walk in shower, low level w/c and wash hand basin. The second bedroom is a further double. Bedroom three, currently used as a dressing room, is a good single/ office space.

Externally, the property boasts a generous driveway for multiple vehicles.

The rear garden is truly a standout feature, beautifully landscaped to create a serene outdoor retreat. The patio area is perfect for al fresco dining or enjoying a morning coffee, while vibrant flower borders add a splash of colour throughout the seasons.

For those with a green thumb, the garden includes a potting shed and a summer shed, ideal for unwinding on tranquil evenings. Additionally, the vendors have thoughtfully created an allotment at the back of the garden, providing an excellent opportunity for gardening enthusiasts to cultivate their own produce.

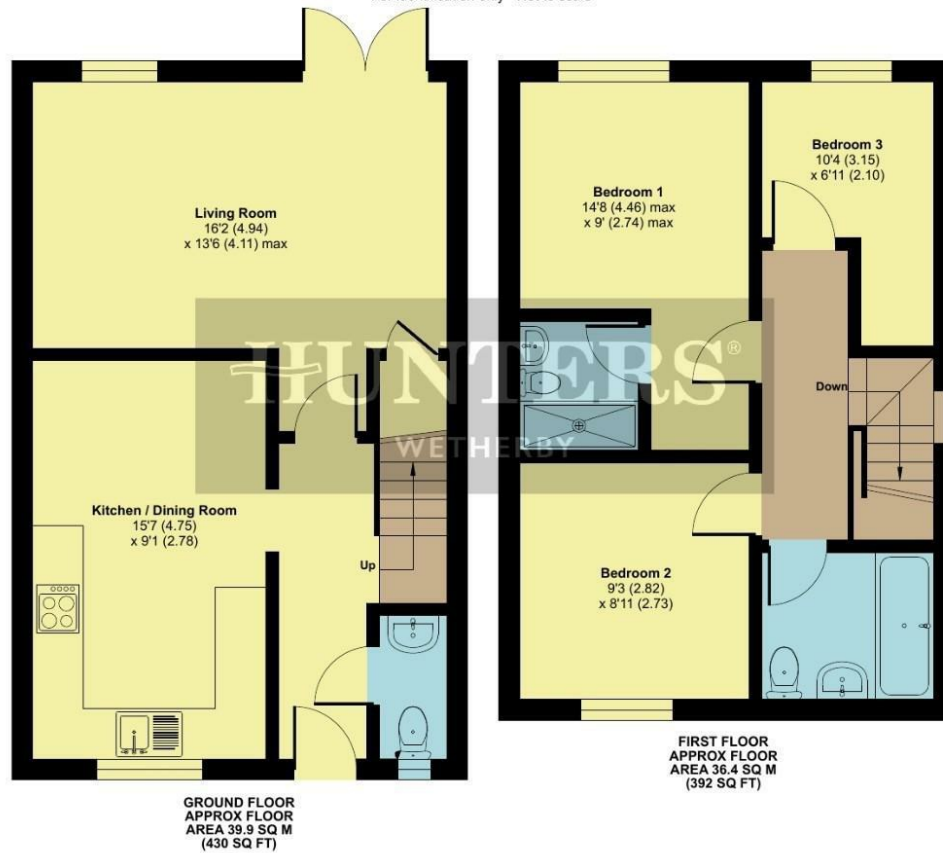




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Approximate Area = 822 sq ft / 76.3 sq m

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). © ncthecom 2023. Produced for Hunters Property Group. REF: 1303770

Viewings

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

Valuations

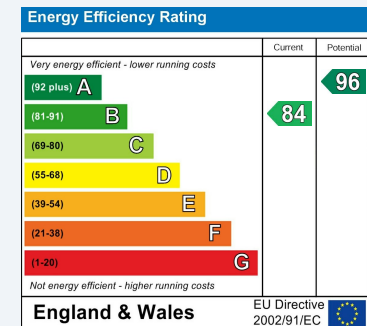
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

