

wardrobe.



COUNCIL TAX
Band F (from internet enquiry).

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point. None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries. Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property. Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEDROOM THREE

10'2" x 8'6" (3.1m x 2.6m)
With double glazed UPVC window to front elevation, radiator, double doors leading to built in wardrobe.

BEDROOM FOUR

8'10" x 6'6" (2.7m x 2m)
With double glazed UPVC window to front elevation, radiator beneath.

TO THE OUTSIDE

A generous block paved driveway provides comfortable parking for several vehicles as well as serving access to :-

DETACHED DOUBLE GARAGE

18'4" x 16'0" (5.6m x 4.9m)
With twin manual up and over door, light and power laid on, generous overhead storage, single personnel door to rear.

GARDENS

A neat parcel of lawn to front is set behind established hedging affording a good degree of privacy, maintenance free "crunch-gravel" area to side. Hand gate to side serves access to generous rear garden which is laid mainly to lawn with high fenced perimeter. A newly laid substantial stone patio with access off the living room and a further "crunch-gravel" seating area create an ideal space for outdoor entertaining.



Tockwith ~ 21 Westfield Green, YO26 7RE

A substantial four bedroom detached family home immaculately presented and tastefully decorated throughout enjoying a larger than expected garden plot, quietly positioned on this highly sought after established development on the outskirts of Tockwith.

- Four bedroom detached
- Modern breakfast kitchen
- Separate dining and living room
- Master bedroom and en-suite
- Tastefully decorated throughout
- Detached double garage
- Study/Home office
- Sought after development

£499,950 PRICE REGION FOR THE FREEHOLD

2 Recep 4 Beds 1 Bath En-suite

MISREPRESENTATION ACT

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TOCKWITH

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, A.1. trunk road and the Market Town of Wetherby. The village has a good range of facilities that include local school, church, two public houses, village shop, hairdressers, bowling green and village hall. More comprehensive facilities are available in the Market Town of Wetherby some 6 miles away and the historic city of York is approximately 10 miles away offering more sophisticated facilities.

DIRECTIONS

Proceeding from Wetherby towards York along the B1224 road. After approximately 4.5 miles take the second left turning towards Tockwith onto Tockwith Lane, just after the cricket ground on the right. At the T junction in the village, turn left into Westfield Road, continue through the village passing the Church of the Epiphany on your left before taking the next left onto Westfield Lane and then left again onto Westfield Green, turn right passing "the green" on your right hand side, follow the road round keeping right and the property is situated at the head of the road on the left hand side.



THE PROPERTY

A beautifully presented and tastefully decorated detached family home occupying a private position on this well established development. The accommodation offers tremendous potential for either a loft conversion or side extension (subject to necessary planning consent). Currently providing comfortable family accommodation, the property in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via composite front door with double glazed UPVC windows to both sides, attractive wood effect laminate floor covering that flows through the majority of the downstairs accommodation, staircase to first floor with useful understairs storage cupboard, decorative ceiling cornice.

DOWNSTAIRS W.C.

An attractive white suite comprising low flush w.c., vanity wash basin with tiled splashback, double glazed window to side, single radiator.

STUDY

8'10" x 6'10" (2.7m x 2.1m)

With double glazed UPVC window to front elevation, radiator beneath, decorative ceiling cornice, telephone point. T.V. aerial.

LOUNGE

19'0" x 11'9" (5.8m x 3.6m) into the bay

A lovely light room with large walk-in bay window to front, double glazed windows, double radiator beneath, attractive polished limestone fireplace with wood burning stove, slate hearth, T.V./Satellite aerial, decorative ceiling cornice, double glazed patio doors to rear with windows to side, additional double radiator.



DINING ROOM

12' x 9'10" (3.66m x 3m) into the bay

With ample space for dining table and chairs, walk-in bay window to rear revealing a pleasant outlook over generous lawned garden, single radiator, decorative ceiling cornice.



BREAKFAST KITCHEN

14'5" x 9'10" (4.4m x 3m) into the doorwell

Recently fitted with a modern kitchen comprising a range of cream shaker style wall and base units, cupboards and drawers, wood effect laminate work top with tiled splashback, inset one and a quarter stainless steel sink unit and mixer tap, integrated AEG induction hob with extractor hood above, double stacked Neff oven with warming drawer beneath, built in fridge freezer along with dishwasher. Breakfast bar, double glazed UPVC window to rear elevation, single radiator, doorway leading to :-



UTILITY

6'6" x 5'10" (2m x 1.8m)

Fitted with matching laminate work tops, tiled splashback, space and plumbing beneath for automatic washing machine and tumble dryer, eye level unit along with wall mounted Vaillant gas fired central heating boiler, extractor fan, single radiator, side door.

FIRST FLOOR

LANDING AREA

With double glazed UPVC window to front elevation, radiator beneath, loft access hatch, airing cupboard housing pressurised water cylinder.

BEDROOM ONE

13'5" x 10'9" (4.1m x 3.3m)

With double glazed windows to rear elevation, radiator beneath, double doors leading to built in wardrobe, internal doorway leading to :-



EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising low flush w.c., with concealed cistern, vanity wash basin with cupboard beneath, fitted eye level wall unit, corner shower cubicle with tiled walls, large chrome ladder effect heated towel rail, ceiling spotlights, extractor fan, double glazed window to rear.

HOUSE BATHROOM

Fitted with a modern white suite comprising vanity wash basin, cupboard beneath, low flush w.c., with concealed cistern, bath with mixer tap and detachable shower handpiece, part tiled walls, walk-in shower cubicle, chrome ladder effect heated towel rail, extractor fan, double glazed window to side elevation.



BEDROOM TWO

12'1" x 10'9" (3.7m x 3.3m)

With double glazed UPVC window to rear elevation, radiator beneath, double doors leading to built in