MISREPRESENTATION ACT
Renton & Parr Ltd for themselves and/or the Vendor(s) or lessor(s) of this property whose agents they give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor form part of, an offer or contract.

2. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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 January 2019

COUNCIL TAX
Band E (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.

£425,000 PRICE REGION FOR THE FREEHOLD

Tockwith ~ 4 Bramblegate Road, YO26 7SA

An attractive newly built four bedroom detached house enjoying an excellent position on the edge of this new development by Linden Homes. Benefiting from generous sized gardens and open aspect towards the village football ground.

- Spacious lounge to front
- Open plan dining kitchen with patio door to rear
- Four bedrooms, two bathrooms
- Gas central heating, double glazed windows and security alarm system installed
- Light and spacious accommodation
- Enclosed garden to rear and garage
TOCKWITH

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, A1 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

From Wetherby proceeding towards York along the B1224 take the second exit towards Tockwith Village. First left into Southfield Lane passing the village primary school, take the next right turning into Bramblegate Road and first right where the property is identified by a Renton & Parr for sale board.

THE PROPERTY

A newly built four bedroom detached house enjoying a favourable position on the edge of this new build development by Linden Homes.

The property enjoys generous sized gardens, enclosed to the rear and an open aspect over fields towards the village football ground at the front, within walking distance of the village school and on the edge of the village itself, the property which benefits from gas fired central heating, double glazed windows and security alarm system, in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALL

With entrance door and side screen, radiator, alarm panel, staircases to first floor with useful understairs cupboard with light. Telephone point. Storage cupboard.

CLOAKROOM

Half tiled walls and white suite comprising pedestal wash basin, low flush w.c., radiator, Vent Axia.

OPEN PLAN KITCHEN/DINING ROOM

20'10" x 14'1" (6.35m x 4.29m) max Narrowing to 11' (6.55m x 3.58m) min

Excellent range of Symphony modern white gloss fronted wall and base units including cupboards and drawers, work surfaces with splashback, one and a half bowl stainless steel sink unit and mixer taps, matching island breakfast bar, integrated appliances including double oven, gas hob and hood, fridge and freezer, washing machine and dishwasher. Ideal Standard gas fired central heating boiler, two radiators, LED ceiling lighting, T.V. point, double glazed patio door to rear garden.

FIRST FLOOR

LANDING

Radiator, loft access. Hot water cylinder cupboard.

BEDROOM ONE

14'x12' (4.27m x 3.66m) overall narrowing to 9' (2.74m)

Double glazed aspect window to front overlooking the village football ground, radiator.

BEDROOM THREE

10’3” x 9’2” (3.1m x 2.79m) plus door recess

Double glazed window to rear plus radiator.

BEDROOM FOUR

7’9” x 7’8” (2.36m x 2.34m) plus door recess

Double glazed aspect window to front, radiator.

BATHROOM

Tiled walls and white suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w.c., chrome heated towel rail, Vent Axia, shaver socket.

EN-SUITE SHOWER

Tiled walls and white suite comprising shower cubicle, low flush w.c., pedestal wash hand basin, chrome heated towel rail, Vent Axia, shaver socket.

BEDROOM TWO

12’2” x 10’3” (3.71m x 3.12m) overall

Double glazed window to rear, radiator.

TO THE OUTSIDE

Driveway to the side of the property with parking for three cars gives access to :-

GARAGE

20’4” x 10’8” (6.2m x 3.25m)

Having up and over door, light and power laid on. Personal side door. Pitched roof with storage facilities.

GARDENS

Open plan lawned garden to front, good sized enclosed garden to rear laid mainly to lawn with drying area, patio, outside water tap, garden shed.