

A refitted shower room with attractive modern suite comprising low flush w.c, vanity wash basin with storage cupboard, large step in shower cubicle. Double glazed window to side, modern radiator along with ladder effect heated towel rail. Wood effect click vinyl flooring and recess ceiling lighting.

### TO THE OUTSIDE

Benefiting from a corner position, a flagged driveway provides off-road parking and access to :-

### SINGLE GARAGE

5.3m x 2.68m (17'4" x 8'9")  
With manual up and over front door, timber side door, light and power laid on. There is a further storage shed to the end of the garage 3m x 2.04m.

### GARDENS

Decorative front garden is set mainly to lawn bordered with well-stocked neatly maintained flower beds with a range of bushes and shrubs and a recently planted laurel hedgerow to frame the front garden. Stone flagged pathway leads to front door and flagged path leads round to rear garden. A deep and well stocked flower bed to the side of the property houses an array of flowering bushes and shrubs along with timber summer house on flagged patio base. Flagged patio area provides ideal space for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months. The rear garden is set largely to lawn with neatly maintained and well stocked flower beds, timber fencing perimeter, handgate to side of the garage leads to driveway.



### 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.

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 February 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	72   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Tockwith ~ 135 Prince Rupert Drive, YO26 7PT

An extended four bedroom detached family home immaculately presented and tastefully decorated throughout enjoying a corner position located on this popular and established residential development close to Tockwith village amenities and primary school.

- An extended four bedroom detached family house
- Master bedroom with en-suite shower
- Re-fitted house shower room
- Tastefully decorated throughout to a high standard
- Private and enclosed rear garden

**£499,950 OFFERS OVER FOR THE FREEHOLD**



**2 Recep**



**4 Beds**



**1 Bath**



**1 En-suite**

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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. After approximately 4.5 miles take the second left turning towards Tockwith village onto Tockwith Lane. At the T junction turn left onto Westfield Road and continue through the village passing the Church of Epiphany on your left hand side. Continue round the corner where Westfield Road becomes Fleet Lane and take the left hand turn onto Prince Rupert Drive. Follow the road to the end and turn left at the T junction where the property is located on the left hand side, at the corner of Prince Rupert Drive and Lucas Grove South.

### THE PROPERTY

This beautiful detached family home has undergone an impressive programme of modernisation and decoration throughout including re-fitted bathroom and en-suite shower room. The accommodation benefiting from double glazed UPVC windows and doors, gas fired central heating and solar panels to the roof in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering through double glazed composite front door into attractive entrance hallway with cloaks storage cupboard to side, double glazed window, staircase leading to first floor with useful storage cupboard beneath, radiator with decorative radiator cover, central pendant light fitting and ceiling cornice.

#### LIVING ROOM

5.68m x 3.96m (18'7" x 12'11")  
A generous sized living space with double glaze window to front, double radiator beneath, double glazed French style patio doors onto rear garden. A feature fireplace and television surround with modern electric fire and recesses for flat screen T.V. and sound bar. Central light fitting and ceiling cornice.



#### DOWNSTAIRS W.C & UTILITY

1.74m x 1.65m (5'8" x 5'4")  
Recently fitted utility room with wall and base units storage, worksurface along with stainless steel sink unit with drainer and mixer tap, space and plumbing for automatic washing machine and tumble dryer, double glazed window vertically hung modern radiator, low flush w.c., recess ceiling lighting and wood effect click vinyl flooring.

#### DINING ROOM

5.69m x 2.98m (18'8" x 9'9") max



A generous sized formal dining room with double glazed window to front and double radiator beneath, decorative central light fitting and ceiling cornice. An attractive seating area has been created to the rear of the room with double glazed French style patio doors onto rear garden, in-built storage unit, recess ceiling lighting and ceiling cornice.

#### BREAKFAST KITCHEN

4.79m x 3m (15'8" x 9'10")  
Fitted with a shaker style kitchen comprising a range of wall and base units including cupboards and drawers, solid Quartz worksurfaces and up-stand with tiled splashback.

Integrated undercounter dishwasher, one and a half bowl stainless steel sink unit with mixer tap above, a generous sized Country Chef Range double oven with 8 ring gas hob and extractor hood above, large free-standing American style fridge freezer, double glazed window to front, double glazed window to side and double glazed French style patio doors to rear. Double radiator, recess ceiling lighting and wood effect laminate floor covering.



### FIRST FLOOR

#### LANDING

With double glazed window overlooking rear garden, radiator beneath with decorative radiator cover, storage cupboards at the top of the stairs housing pressurised hot water cylinder, central light fitting, loft access hatch and ceiling cornice.

#### BEDROOM ONE

4.79m x 2.99m (15'8" x 9'9")  
This extended double bedroom is accessed via a corridor with en-suite shower room to the side. The generous double bedroom enjoys double glazed windows to front, side and rear, double radiator, loft access hatch and recessed ceiling lighting.



#### EN-SUITE SHOWER

2.82m x 1.39m (9'3" x 4'6")  
With a modern white suite comprising low flush w.c., vanity wash basin and large step-in shower cubicle, part tiled walls with tiled flooring, double glazed window to side, ladder effect chrome heated towel rail, mirrored medicine cabinet, recess ceiling lighting and extractor fan.

#### BEDROOM TWO

4.73m x 4m (15'6" x 13'1") narrowing to 3.67m (12'0")  
A generous sized double bedroom with double glazed window to front, radiator beneath, central pendant light fitting and ceiling cornice.



#### BEDROOM THREE

3.3m x 2.83m (10'9" x 9'3") narrowing to 2.49m (8'2")  
With double glazed window to front, radiator beneath, central light fitting and ceiling cornice.

#### BEDROOM FOUR

2.28m x 2.1m (7'5" x 6'10")  
With double glazed window to front, single radiator, central light fitting and ceiling cornice.

#### SHOWER ROOM

