

TO THE OUTSIDE

Set behind a painted picket fence with swing gate reveals a paved driveway providing comfortable off-street parking.

GARDENS

A neat level parcel of lawn to the front with low maintenance gravel borders, handgate to side reveals allocated bin store, additional level lawn and well stocked border leading to a further hardstanding area with large garden shed.



The rear garden comprises shaped lawn with deep well stocked borders, mature copper beech tree affording a good degree of privacy with a backdrop of colour which can be enjoyed from the raised patio with direct access off the sun lounge.

COUNCIL TAX

Band D (from internet enquiry).

SERVICES

We understand mains water, electricity, gas and drainage are connected.

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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tockwith ~ 7 Prince Rupert Drive, YO26 7QS

Skilfully extended and well balanced two-bedroom semi-detached bungalow with extended ground floor living accommodation situated upon this popular development on the outskirts of Tockwith close the village shop and two public houses.

- Two-bedroom semi-detached dormer bungalow
- Generous breakfast kitchen with sun lounge
- Two further reception rooms
- Downstairs bathroom
- Shower room to first floor
- Gardens to front and rear
- Off-street parking
- Popular established development within the desirable village of Tockwith

£325,000 GUIDE PRICE FOR THE FREEHOLD



MISREPRESENTATION ACT

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

From Wetherby proceeding towards York along the B1224 after approximately 4 miles bear left towards Tockwith and Cattal. At the crossroads, bear right towards Tockwith take the first right Tockwith, take the first right turning into Prince Rupert Drive - follow the road into the development and the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

Significantly extended to the ground floor and first floor with dormer extension creating two good size bedrooms. Altogether well-maintained and in good decorative order, the accommodation benefits from gas fired central heating, double glazed windows and doors and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With UPVC front internal door leading to :-

HALLWAY

With returned staircase to first floor, double glazed window to front elevation, useful understairs storage area, double radiator, LED ceiling spotlight. Built in storage.

LOUNGE

4.3m x 3.6m (14'1" x 11'9")



With double glazed window to front elevation, double radiator beneath, attractive modern fireplace with "living-flame" coal effect gas fire, T.V. aerial, decorative ceiling cornice.

DINING ROOM

3.6m x 3.6m (11'9" x 11'9")

With double glazed window to rear elevation, radiator, decorative ceiling cornice.



DOWNSTAIRS BATHROOM

A white suite comprising low flush w.c., pedestal wash basin, tiled splashback, bath with shower over and tiled walls, built in airing cupboard, double radiator, double glazed window to side.



BREAKFAST KITCHEN

5.8m x 3.2m (19'0" x 10'5")

The kitchen area is fitted with a range of wall and base units, cupboards and drawers, laminate worktops with Metrostyle tiled splashback, inset one and a quarter stainless steel sink unit with mixer tap. Integrated appliances include oven with four ring ceramic hob with extractor hood above, space and plumbing for automatic washing machine, space for fridge freezer and dishwasher. Wall mounted Worcester Bosch gas boiler, double glazed

window to rear overlooking private enclosed rear garden, personnel door to side, radiator.



SUN LOUNGE

3m x 3m (9'10" x 9'10")

With double glazed UPVC patio doors leading out to raised decked area with garden beyond, radiator, wall lights.



FIRST FLOOR

LANDING

With Velux window.

BEDROOM ONE

4.6m x 3.6m (15'1" x 11'9")

A generous double bedroom with partially vaulted ceiling with Velux window to front elevation, eaves storage beneath and to side, double glazed window to rear, radiator.



SHOWER ROOM

White low flush w.c., half pedestal wash basin with tiled splashback, walk-in shower cubicle with Travertine tiled walls, matching floor tiles, chrome heated towel rail, Velux window.



BEDROOM TWO

2.6m x 2.4m (8'6" x 7'10")

Double glazed window to rear, radiator beneath.

