

fencing to the perimeter. Outside oil tank, paved area with access off the dining room, paving continuing down the side through a hand gate to front.

### COUNCIL TAX

Band D (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 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Tockwith ~ 29 Fleet Lane, YO26 7QD

Offered to the open market with the benefit of no onward chain this three-bedroom link detached family home occupies a prominent position in the highly sought after village of Tockwith. Providing further scope for modernisation.

- Three bedroom link detached
- In need of modernisation throughout
- Driveway parking to front
- Single garage
- Enclosed rear garden
- Popular village location



29 Fleet Lane, Tockwith, York, YO26 7QD

NOT TO SCALE For layout guidance only  
Total floor area 96.4 sq.m. (1,037 sq.ft.) Approx (Including Garage)

**£285,000** OFFERS OVER FOR THE FREEHOLD

  
**1 Recep**

  
**3 Beds**

  
**1 Bath**

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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 **Renton & Parr**

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
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All-round excellence, all round Wetherby since 1950

## 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 into the village heading along Fleet Lane and the property is situated on the left hand side identified by a Renton & Parr for sale board.



### THE PROPERTY

Available with the benefit of no onward chain this family home lends itself to modernisation and internal renovations. Currently running off oil fired central heating and fitted with double glazed UPVC windows and doors, the accommodation in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

With access gained via hardwood front door and glazed panel to side, single radiator, staircase to first floor.

#### DOWNSTAIRS W.C.

Low flush w.c., corner wash basin with tiled splashback, radiator, extractor fan.

### LOUNGE

5.2m x 3.2m (17'0" x 10'5") (into the bay)  
With large walk-in bay window to front elevation, double glazed windows, double radiator beneath, T.V. aerial, fireplace with electric fire.



A pair of glazed internal doors leading to :-

### DINING ROOM

3.3m x 2.7m (10'9" x 8'10")  
With original serving hatch to kitchen, sliding patio doors leading out to rear garden, single radiator.



### KITCHEN

3m x 2.3m (9'10" x 7'6")  
Fitted with original wall and base units, work tops, tiled splashback, inset sink unit, cooker and hob with extractor hood above. Space for fridge freezer, space and plumbing for automatic washing machine, double glazed window to rear, double radiator, floor mounted oil boiler. Single door to side leading out to rear garden.



### FIRST FLOOR

#### BEDROOM ONE

4.3m x 3.2m (14'1" x 10'5")  
With double glazed window to front elevation revealing a pleasant outlook over adjoining countryside as far as the eye can see, radiator beneath.



#### BEDROOM TWO

3.6m x 2.7m (11'9" x 8'10")  
With double glazed window to rear, radiator beneath, loft access hatch.



#### BEDROOM THREE

2.7m x 1.8m (8'10" x 5'10") overall  
With double glazed window to front elevation, single radiator, above stair storage cupboard.

### HOUSE BATHROOM

A coloured suite comprising bath with shower over, low flush w.c., pedestal wash basin, single radiator, airing cupboard with insulated water cylinder, double glazed window to rear, part tiled walls.



### TO THE OUTSIDE

With tarmac driveway to front providing comfortable off-street parking and serving access to :-

### SINGLE INTEGRAL GARAGE

5.7m x 2.6m (18'8" x 8'6")  
With manual up and over door, light and power laid on, electric consumer unit as well as water and electric meters. Window and personnel door to rear.

### REAR GARDEN



A neat parcel of lawn with well-stocked borders boasting an array of established bushes and shrubs with high