

### COUNCIL TAX

Band D (from internet enquiry).

### UTILITIES

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

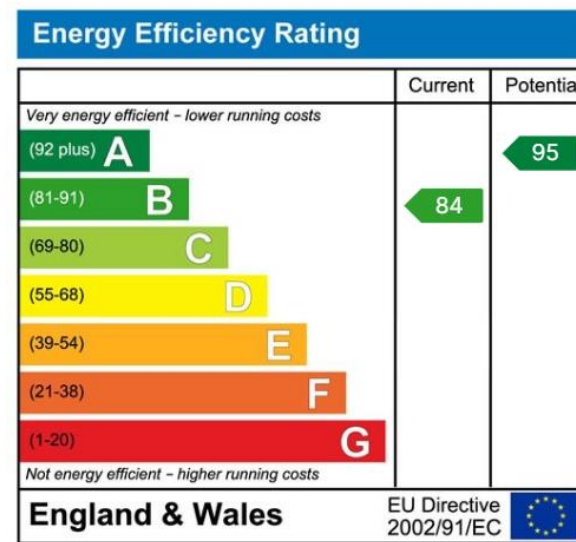
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 January 2024 / Amended April 2024



## Tockwith ~ 14 Bramblegate Road, YO26 7SA

A spacious well-proportioned three-bedroom semi-detached house occupying a pleasant cul-de-sac location on this modern development on the edge of Tockwith village.

- Well fitted breakfast kitchen
- Lounge with French doors to rear garden
- Three double bedrooms
- En-suite shower room to bedroom one
- House bathroom with attractive tiles
- 20ft garage and driveway parking
- Generous size garden, enclosed to rear

**£310,000** PRICE REGION FOR THE FREEHOLD



NOT TO SCALE For layout guidance only

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors 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 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

Proceeding from Wetherby along the B1224 York Road, after approximately 4 miles take the second left turning towards Tockwith. Passing the football ground, take the next left along Southfield Lane. Passing the primary school, take the next right into Bramblegate Road. First right into the cul-de-sac where the property is identified by a Renton & Parr for sale board.



### THE PROPERTY

A modern three bedroom semi-detached house providing well proportioned accommodation with the benefit of gas fired central heating and double glazed windows, the accommodation further comprises :-

### GROUND FLOOR

#### COMPOSITE ENTRANCE DOOR

Laminate floor, radiator, staircase to first floor, storage cupboard.

#### CLOAKROOM

With low flush w.c., pedestal wash basin with tiled splashback, extractor fan, radiator, double glazed window.

#### LOUNGE

5.79m x 3.38m (19'0" x 11'1")  
Double glazed window and French windows to rear garden, two radiators, laminate floor.



#### DINING KITCHEN

4.78m x 3.51m (15'8" x 11'6")  
Well fitted with range of wall and base units including cupboards and drawers, work surfaces with up-stands, one and a half bowl stainless steel sink unit, mixer tap, plumbed for automatic washing machine and dishwasher, integrated oven, four ring gas hob with extractor hood above, double glazed window, radiator, space for table and chairs.



### FIRST FLOOR

#### LANDING

Double glazed window, loft access, linen cupboard.

#### BEDROOM ONE

4.7m x 2.69m (15'5" x 8'10") narrowing to 3.05m (10'0")  
Including fitted wardrobes with sliding doors, double glazed window to front, radiator.



#### EN-SUITE SHOWER ROOM

A three piece suite comprising walk-in shower, pedestal wash basin, low flush w.c., shaver socket, chrome heated towel rail, double glazed window.



#### BEDROOM TWO

3.43m x 2.67m (11'3" x 8'9")  
Double glazed window to rear, radiator.



#### BEDROOM THREE

3.23m x 3.02m (10'7" x 9'11")  
Double glazed window to rear, radiator.

### BATHROOM



A three piece white suite comprising panelled bath with attractive tiling above, mixer taps and shower attachment, pedestal wash basin with tiled splashback, low flush w.c., chrome heated towel rail, tiled floor, extractor fan, shaver socket.

### TO THE OUTSIDE

#### GARAGE

6.1m x 3.05m (20'0" x 10'0")  
With up and over door, light and power laid on. Driveway parking.

#### GARDENS

Open plan lawned garden to front, side gate and path leading round to generous size enclosed rear garden with lawn, raised decking and patio areas. Outside water tap to front.

