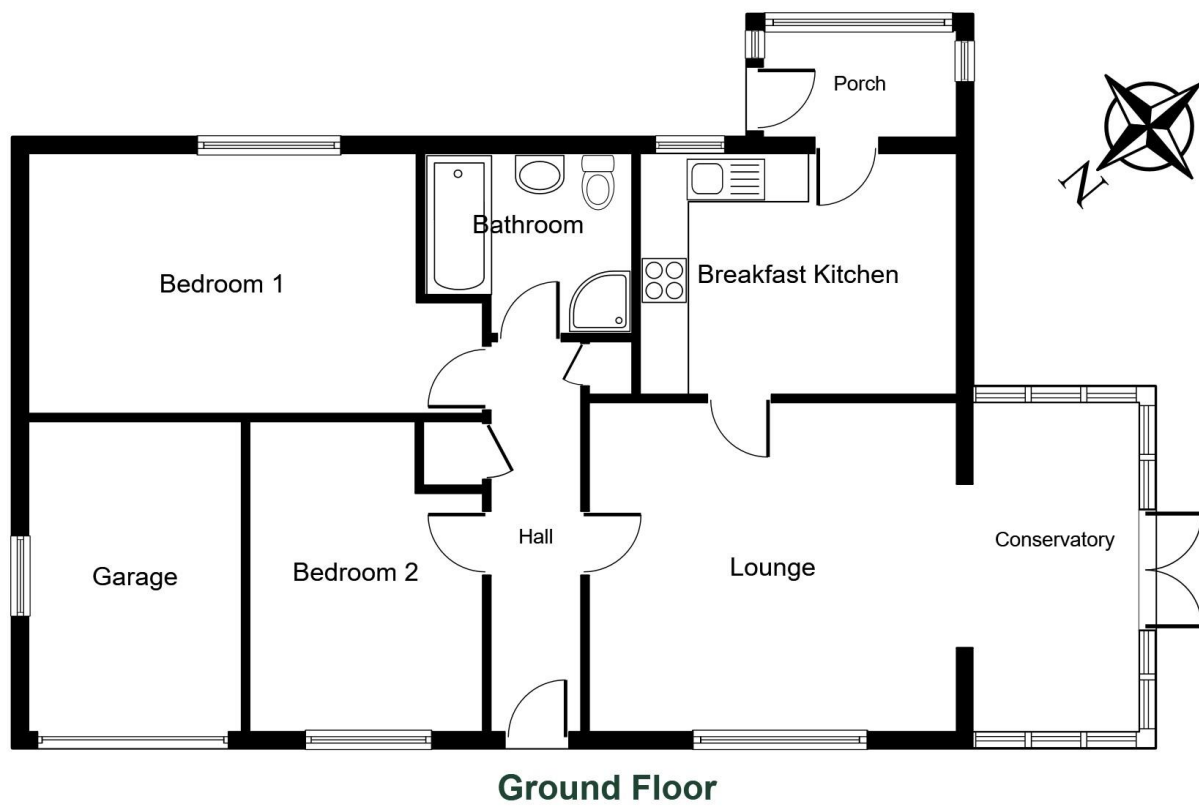


GENERAL

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



7 Kirk Lane, Tockwith, YO26 7PX

NOT TO SCALE For layout guidance only
Total floor area 96.1 sq.m. (987 sq.ft.) Approx (Including garage)



Tockwith ~ 7 Kirk Lane, YO26 7PX

A spacious two double bedroom detached bungalow with a modern breakfast kitchen and house bathroom, located in a highly private position on the outskirts of this popular village within walking distance to local shop and public houses.

- Attractive detached bungalow
- Two double bedrooms
- Modern breakfast kitchen and house bathroom
- Good size living room with conservatory off
- Established private plot with gardens to three sides
- Driveway parking and integral garage
- Excellent village location

£335,000 PRICE REGION FOR THE FREEHOLD



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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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 road. After approximately 4.5 miles take the second left turning towards Tockwith onto Tockwith Lane just after the cricket ground on the right. Continue straight onto Kirk Lane and the property is identified on the right hand side by a Renton & Parr for sale board.



THE PROPERTY

Offered to the open market with the benefit of no onward chain this attractive and well presented two bedroom detached bungalow benefits from modern fitted kitchen and bathroom, along with gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With access gained via UPVC front door with obscured glazed panels, radiator, oak floor covering that flows throughout a large portion of the ground floor accommodation, decorative ceiling cornice, cloaks cupboard with further radiator and additional airing cupboard.

LIVING ROOM

5m x 3.6m (16'4" x 11'9")
With double glazed window to front elevation, double radiator beneath, T.V. aerial, decorative ceiling cornice, double internal patio doors leading to :-



CONSERVATORY

3.5m x 1.8m (11'5" x 5'10")
With double glazed windows to side, double patio doors leading out to side garden.

BREAKFAST KITCHEN

4.3m x 3m (14'1" x 9'10")
The kitchen area is comprehensively fitted with a range of Shaker style wall and base units, cupboards and drawers, laminate work surfaces with matching up-stand, inset one and a quarter stainless steel sink unit.. Integrated include double oven with four ring hob, extractor hood above, space for fridge freezer, double glazed window to side and rear elevation with double radiator beneath, LED ceiling spotlights, oak floor covering, rear door leading to :-



UTILITY

2.7m x 1.3m (8'10" x 4'3")
With matching fitted work surfaces with space and plumbing beneath for automatic washing machine, eye level unit. Rear door to outside.

BEDROOM ONE

5.5m x 3m (18'0" x 9'10") (overall)
With double glazed window to rear elevation revealing a pleasant outlook over mature private rear garden, radiator beneath, additional radiator to side, loft access hatch.



BATHROOM

An attractive white suite comprising low flush w.c., with concealed cistern, vanity wash basin, bath with tiled surrounds and matching floor tiles, walk-in shower cubicle, chrome ladder effect heated towel rail, spotlights, extractor fan, window to rear.

BEDROOM TWO

3.5m x 3m (11'5" x 9'10")
Double glazed window to front elevation, radiator beneath, T.V. aerial.



TO THE OUTSIDE

A tarmac drive provides off-street parking and serves access to :-

INTEGRAL SINGLE GARAGE

3.6m x 2.5m (11'9" x 8'2")
With manual up and over door, light and power laid on, wall mounted Vaillant gas boiler, double glazed window to side elevation.

GARDENS

The property enjoys private garden grounds with level lawn to front, side and rear. There is a hard standing seating area with direct access off the conservatory. Established hedging and mature trees to the perimeter afford a good degree of privacy.



COUNCIL TAX

Band D (from internet enquiry).

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared October 2023