

TO THE OUTSIDE

Driveway parking to the front and side provides off-street parking for multiple vehicles which extends to a :-

DETACHED GARAGE

5.6m x 2.6m (18'4" x 8'6")

With manual up and over door, light and power laid on.

GARDENS

The property benefits from lawned gardens to both front and rear. The front garden with established hedging and mature trees to front affords a good degree of privacy and boasts an established magnolia tree. The rear garden which is south facing comprises a generous stone flagged patio area with direct access off the dining room, beyond which are a parcel of shaped lawn with hedged perimeter and a selection of soft fruit trees, greenhouse and a generous carp pond.



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

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 October 2023

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

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 ~ 43 Fleet Lane, YO26 7QD

A popular style three bedroom detached property providing scope for modernisation and cosmetic improvements throughout. Conveniently placed on the outskirts of this popular village with field views to front and enclosed south facing garden to rear.

- Three bedroom detached family home
- Through lounge with dining to rear
- Generous kitchen
- Modern recently installed ground floor wet room
- Generous principal bedroom
- Enclosed and private garden to front and rear
- A popular village location
- South facing rear garden

£350,000 PRICE REGION FOR THE FREEHOLD



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TOCKWITH

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, A1 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, turn left onto Westfield Road, continue onto Fleet Lane and the property is identified on the left hand side by a Renton & Parr for sale board.



THE PROPERTY

With scope for modernisation, this popular style three bedroom detached family home reveals a larger than expected principal bedroom and a recently installed modern ground floor wet room.

The accommodation which benefits from double glazed windows, electric heating, in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via UPVC front door with glazed window to side.

DOWNSTAIRS SHOWER ROOM

Recently installed with a modern white suite comprising low flush w.c., vanity wash basin, wall mounted Aquallisa electric shower, non-slip floor, fitted Aquaboard to walls, double glazed window to side, extractor fan.

LOUNGE

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

With double glazed bay window to front elevation, electric night storage heater, attractive slate fireplace, T.V. aerial. Large opening through into :-



DINING AREA

3.4m x 2.7m (11'1" x 8'10")

With sliding doors to rear leading out to patio and garden beyond, wall mounted electric fire, electric night storage heater.



BREAKFAST KITCHEN

4.7m x 3m (15'5" x 9'10") overall

Fitted with a comprehensive range of wall and base units, cupboards and drawers, laminate worktops with tiled splashback, inset stainless steel sink unit with space and plumbing beneath for automatic washing machine and dishwasher. Integrated double stacked cooker along with 70/30 split fridge freezer, ceramic hob with extractor hood above, tiled floor covering, double glazed window to rear revealing pleasant outlook over private rear garden, window and door to side.



FIRST FLOOR

BEDROOM ONE

5.8m x 3.1m (19'0" x 10'2") to widest parts

A generous double bedroom with two windows to front elevation revealing open aspect over adjoining countryside, fitted floor to ceiling wardrobes to one side with sliding mirror door, fitted eye level pine cupboards to two sides, open recess shelving.



LANDING

With electric night storage heater, loft access hatch, airing cupboard with copper clad insulated water tank and immersion system.

BEDROOM TWO

3.7m x 2.8m (12'1" x 9'2")

Double glazed window to rear elevation, electric night storage heater.



BEDROOM THREE

3m x 2.6m (9'10" x 8'6")

With double glazed window to rear elevation, fitted bedroom furniture comprising wardrobes, overhead storage, matching bedside table and drawers, dressing table, cupboards beneath, electric night storage heater.



HOUSE BATHROOM

Bathroom suite comprising low flush w.c., with concealed cistern, vanity wash basin with cupboards beneath, part tiled walls, panelled bath with shower over, double glazed window to side, fitted eye-level medicine cabinet.

