



12 Fairfax Crescent, Tockwith, York, YO26 7QX

Offered with 'No Onward Chain' a versatile and extended detached family home featuring flexible accommodation in a sought-after village cul-de-sac. Generous gardens, extensive garaging and excellent commuter links.

28 Market Place, Wetherby, West Yorkshire, LS22
6NE

Tel: 01937 586177

Email: wetherby@dacres.co.uk

dacres.co.uk   



**12 Fairfax Crescent, Tockwith, York,
North Yorkshire, YO26 7QX**

Guide Price: £399,950

- No Onward Chain
- Four/Five Bedroom Family Home
- Two Garages & Two Driveways
- South Facing Garden
- Two Bathrooms
- Cul-De-Sac Setting



General remarks

Set within a pleasant cul-de-sac on a modern, established development, this extended detached family home offers flexible accommodation with four or five bedrooms and a generous corner plot. The property has been thoughtfully adapted to provide disabled access, including a ground-floor bedroom with en-suite facilities, making it ideal for multi-generational living or those seeking long-term versatility.

The ground floor features an entrance porch with wheelchair access leading into a welcoming hall. A spacious through lounge with dining area enjoys both front and rear aspects. The well-proportioned kitchen offers ample storage and workspace, while the additional ground-floor bedroom/office benefits from its own en-suite bathroom.

Upstairs, there are four further bedrooms, including a principal bedroom and a second bedroom with fitted wardrobes. A family bathroom serves the first floor, and the layout is well balanced for family life, with good natural light throughout and gas central heating and double glazing adding comfort and efficiency.

Externally, the property enjoys an excellent south-facing rear garden with lawn, stocked borders, patio areas, greenhouse and vegetable plot. A driveway provides access to a single garage, along with an impressive additional 34ft garage/workshop offering power, lighting and extensive storage. Located in the attractive village of Tockwith, the home is well placed for commuting to York, Harrogate and Wetherby, with a range of local amenities close by and more comprehensive facilities within easy reach.

Floorplans



 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.





Directions

What3Words social.rosette.lawns

Local Authority & Council Tax Band

- Harrogate District Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are connected
- Driveways & Garages

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WET26010



Contact us



01937 586177



wetherby@dacres.co.uk