



The Willows, 79 Marston Road, Tockwith, York, YO26 7QN

An impressive and deceptively spacious three bedroom detached bungalow (1500 sqft) appointed to the highest of standards and quietly positioned with open countryside to the rear on the eastern outskirts of the highly regarded village of Tockwith.

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The Willows, 79 Marston Road, Tockwith, York, North Yorkshire, YO26 7QN

Guide Price: £575,000

- High quality detached bungalow
- Three reception rooms
- Superbly appointed kitchen
- Three family bedrooms
- Two ensuite facilities
- Stylish house bathroom
- Attractive landscaped gardens
- Driveway and garage.



General remarks

With attractive brick elevations, gas fired heating and double glazing this well planned and superbly presented detached bungalow will appeal to a wide variety of buyers seeking ease of access to excellent village amenities and the major commercial centres of North and West Yorkshire.

The accommodation is light, spacious and flexible with all rooms of excellent proportions. Accessed via a welcoming reception hall to the front of the property lie two open plan reception rooms providing ideal living and dining areas both having front garden aspects.

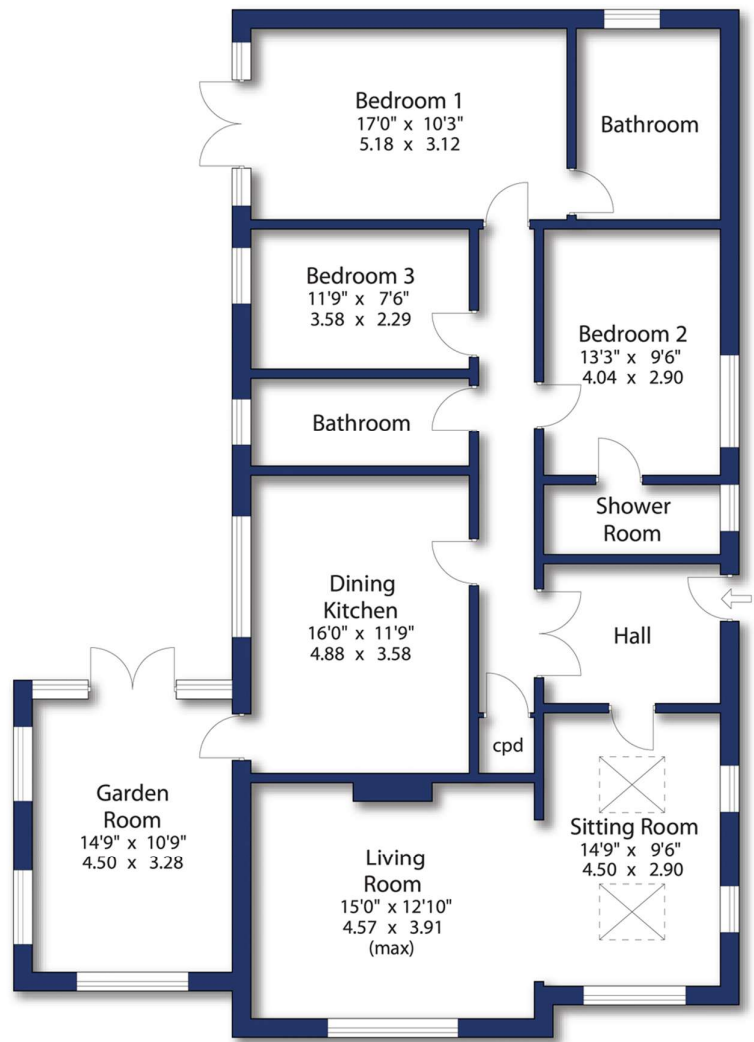
A high quality dining kitchen boasts an extensive provision of fitted cabinets and worksurfaces along with an island unit and integrated appliances. There is direct access to a light and spacious garden /dining room which in turn has twin French doors to a private seating area and delightful aspects across gardens and countryside beyond.

An inner hall serves the suite of bedrooms; the principal double having twin French doors to gardens and a large ensuite luxury bathroom with a stand-alone bath and large walk in shower enclosure. A guest bedroom also has its own ensuite shower room and a further family bedroom adjoins a high quality house bathroom.

A private driveway provides off road visitor parking for several cars and gives access to the garage. The "wrap around" gardens have been delightfully landscaped with lawns, seating areas and ornamental borders all of which are protected by screening hedgerows which ensure that a high level of privacy is enjoyed.

This is a prime village setting within level walking distance of local amenities including a thriving village store, medical centre, two public houses and primary school. Commuters will appreciate the excellent road links to Leeds, York and closer at hand Wetherby, Knaresborough and Harrogate with rail links to the latter two from the nearby Cattal station.

Floorplans



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Mortgage Advice Bureau

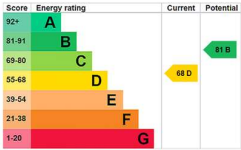
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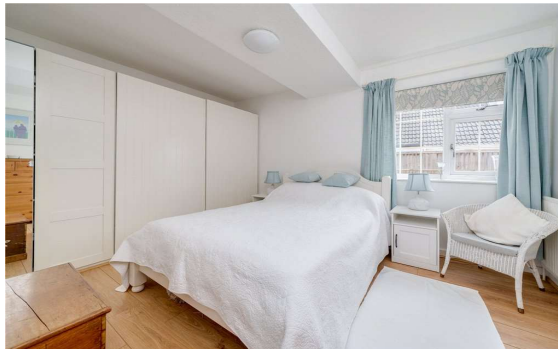
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Contact us



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Directions

Proceeding through the village of Tockwith on Martson Road in an Easterly direction towards York The Willows will be identified on the left hand side just after Kendal Lane and before leaving the village.

What3Words phantom.hardening.passwords

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Private driveway and garage

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 £26.10 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.

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