



20 Westfield Green, Tockwith, York, YO26 7RE

This well-presented four / five bedroom detached family home has been cleverly enlarged and upgraded now providing excellent accommodation in a quiet head of cul-de-sac position overlooking the local 'green' in this popular neighbourhood in the highly regarded village of Tockwith.

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**20 Westfield Green, Tockwith, York,
North Yorkshire, YO26 7RE**

Guide Price: £599,950

- Impressive detached family home
- Three separate reception rooms
- Large family breakfast kitchen
- Four first floor bedrooms
- Family room / guest room
- House bathroom and en-suite
- Excellent parking / garaging
- Private enclosed rear gardens



General remarks

Originally constructed by the highly regarded Bryant Homes of attractive brick under a tiled roof, benefitting from gas fired heating and double glazing, this well-designed contemporary village home forms part of an exclusive community overlooking a central landscaped 'village green'.

Accessed via a central reception hall with guest cloakroom, the flexible layout of accommodation comprises on the ground floor an elegant sitting room with front bay window cleverly designed display features and opening into an adjoining dining room with twin French doors opening on to garden areas.

On the opposite side of the hall is situated a private study overlooking the green and a large family breakfast kitchen has space for a dining table, an extensive provision of counter level work surfaces, high quality fitted cabinets and integrated appliances and twin doors opening into a light and spacious conservatory / garden room.

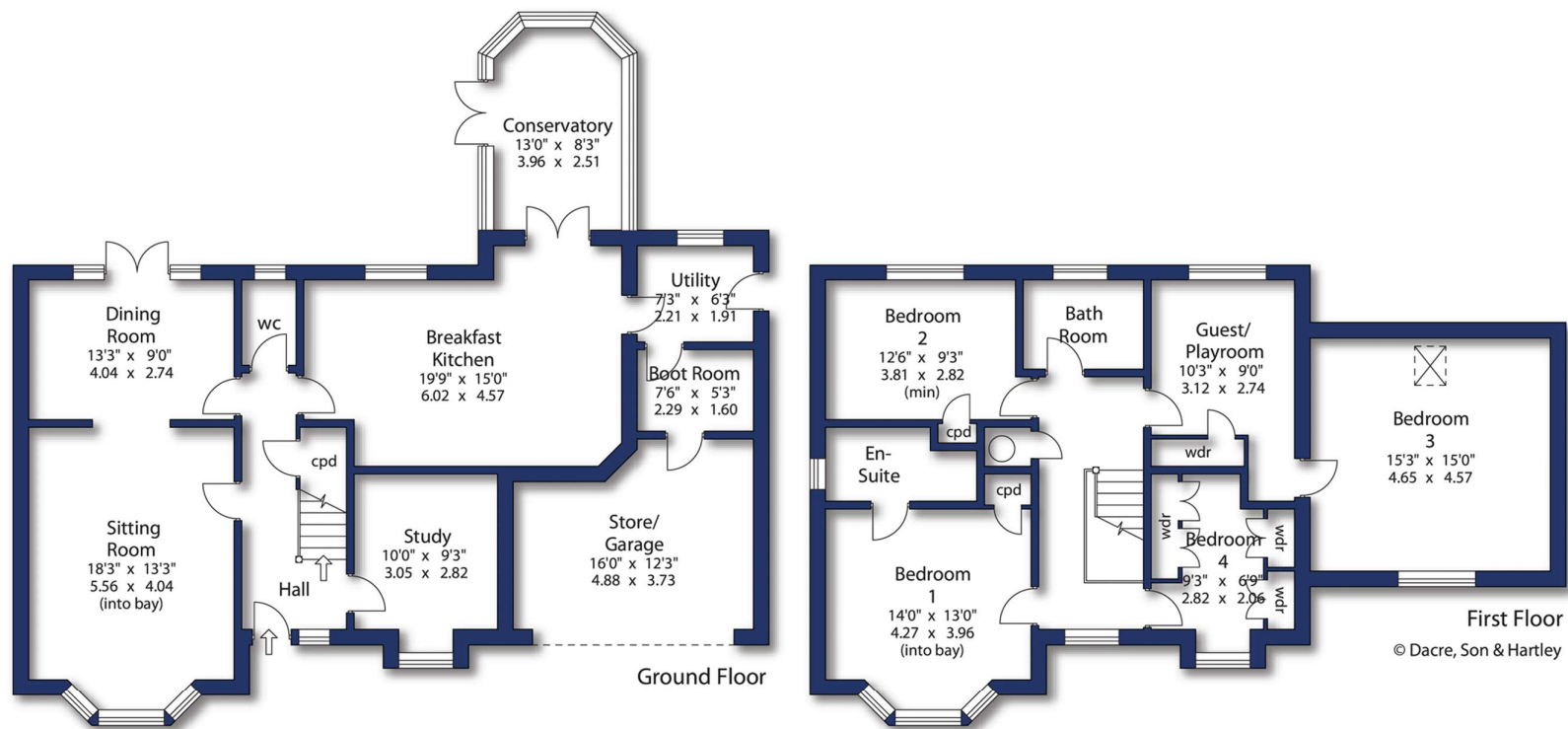
The ground floor layout is completed by a well-appointed utility room and a further boot / freezer room which opens into the garage storeroom.

On the first floor the principal bedroom has its own en-suite shower room with a walk-in enclosure and in addition there is a versatile arrangement of family bedrooms including a double bedroom overlooking rear gardens, a further bedroom to the front of the property currently fitted out as a dressing room and then a guest room / playroom again with built-in wardrobes which leads to a large double bedroom which is positioned above the garage. These family bedrooms are complemented by a stylish house bathroom.

There is car parking for three cars to the front of the integral storeroom / garage (16' x 12'3 max) and alongside the driveway there are neatly laid out ornamental front gardens. The rear garden areas enjoy a south-westerly aspect along with a high level of privacy with screening borders and hedgerows, ornamental lawns and seating areas and a storage area to the side of the property.

Tockwith justifiably remains one of the most popular villages in the district with excellent road links to major commercial centres and nearby Cattal railway station and a thriving range of local amenities including the village store, choice of public houses, medical centre, primary school and local sports facilities.

Floorplans





Mortgage Advice Bureau

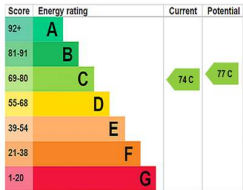
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Contact us



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Directions

From the B1224 York Road head into the village on Tockwith Lane which becomes Kirk Lane. At the junction turn left on to Westfield Road. Turn left into Westfield Lane and left again into Westfield Green. Bear right and then right again where the property will be found a little further along on the left.

What3Words boss.devoured.swipes

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking and integral store / 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 £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: WET260088