DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £297,500

- Elegant sitting room
- High quality fitted dining kitchen
- Principal bedroom with ensuite
- Two further family bedrooms
- Stylish house bathroom
- Pretty enclosed landscaped gardens
- Productive vegetable garden
- Private driveway
- Open front aspects

3 Cowstail Lane, Tockwith, York, YO26 7SD

NEW INSTRUCTION ! This outstanding three bedroom semi-detached village home reveals an exacting specification with superbly presented accommodation throughout matched by delightful landscaped gardens and off road parking.

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3 Cowstail Lane, Tockwith, North Yorkshire, YO26 7SD

General remarks

Forming part of a select development of contemporary homes in the North Yorkshire village of Tockwith, this ideal family property is constructed of brick under a tiled roof and benefits from gas fired heating and double glazing.

A reception hall with guest cloakroom leads to a full width sitting room overlooking rear gardens which can be accessed from twin French doors. The dining kitchen is appointed with a stylish range of wall and floor mounted units, work surfaces and fitted cabinets along with integrated appliances to include oven, hob and washing machine with space for a fridge/freezer.

On the first floor there are three family bedrooms, the largest of which at the rear of the property, has its own en-suite shower room. The other two family bedrooms are served by a stylish house bathroom. Bedroom Three is currently used as a dressing room but could equally be used as bedroom or office space.

To the side of the property lies a driveway with off road car parking for multiple vehicles and the gardens have been attractively landscaped with a combination of lawns and seating areas and also accommodating a vegetable plot.

Tockwith remains a popular choice for buyers of all age groups with excellent access to York, Wetherby and Leeds by road and rail (Cattal Station). There are secondary school options nearby with bus services from the village and Tockwith has its own primary school. In addition to a thriving local store/post office there is a medical centre and choice of hostelries with a full range of amenities in nearby Wetherby.

Directions

Proceed out of Wetherby on the B1224 York Road. Turn left opposite Bilton in Ainsty cricket club on to Tockwith Lane and continue down. Upon entering Tockwith turn left onto South Field Lane, first right into Bramblegate Road, bear left at the T junction and then right into Cowstail Lane, where the property will be found on the left identified by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are installed Off street parking
- Off street parking

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.

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Floorplans



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.

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