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11 Montague Grove, Tockwith, York, YO26 7AG

A tastefully appointed four bedroom detached contemporary village home with a high specification, tasteful interior design and enclosed southerly facing rear gardens. Excellent parking & garaging - Inspection essential!

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11 Montague Grove, Tockwith, York, North Yorkshire, YO26 7AG

Offers Over: £500,000

- Stylish contemporary village home
- High specification / tasteful interior design
- Elegant sitting room with media wall
- Private study/ snug
- Large family dining kitchen
- Four excellent bedrooms
- Stylish ensuite and house bathroom
- Extensive driveway parking and garage







General remarks

Situated in a highly regarded neighbourhood on the southern outskirts of the continually popular North Yorkshire village of Tockwith, this impressive detached family home offers spacious and versatile accommodation ideally suited to modern family living. Close to countryside walks and open green spaces, the property combines a peaceful village setting with excellent everyday convenience.

The accommodation is approached via a welcoming entrance hall with a useful guest W.C. To the front of the property is a dedicated study / snug ideal for those working from home, while the spacious living room provides an excellent space to relax, featuring a contemporary fireplace and media wall as a focal point.

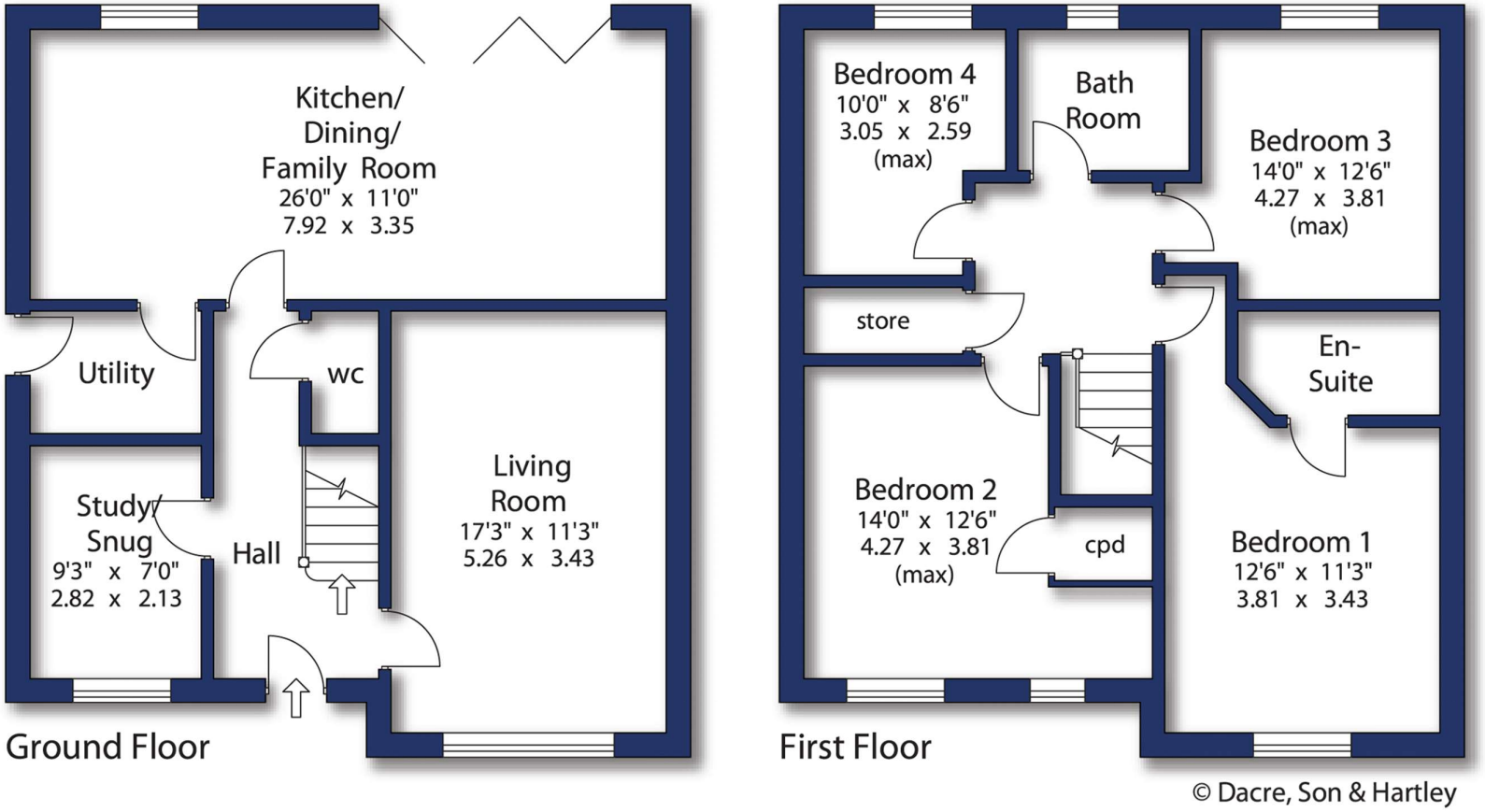
Undoubtedly the heart of the home is the stunning open-plan kitchen and dining room to the rear. The kitchen is fitted with an attractive range of shaker-style units, complemented by stylish work surfaces and integrated appliances. The adjoining dining area offers ample space for family meals and entertaining, with bi-folding doors opening directly onto the rear garden and a large sheltering pergola. A practical utility room is located just off the kitchen, providing additional storage, a sink, plumbing for appliances and external side access.

On the first floor, the generous principal bedroom benefits from its own en-suite shower room. There are three further well-proportioned bedrooms, all served by a contemporary family bathroom.

Externally, the property enjoys a paved driveway leading to a detached single garage. To the rear is a beautifully maintained south-facing garden, fully enclosed and predominantly laid to lawn, creating a safe and private space for families. The decked seating area with pergola provides the perfect setting for outdoor entertaining, family gatherings and al fresco dining.

Tockwith is a perfect setting for the busy family seeking access to both Leeds and York as well as Wetherby, Knaresborough and Harrogate with an unrivalled choice of education for all age groups. The village benefits from a wide range of amenities including a choice of public houses, shop /post office, medical centre and local sports ground.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

From the B1224 York Road, head towards Tockwith on Tockwith Lane. Turn left into South Field Lane and continue along, turning right into Montague Grove. Continue around the corner and the property will be found on the left hand side.

What3Words rebirth.lawyer.choppy

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking and detached single 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: WET260196