DACRE, SON & HARTLEY
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92 Prince Rupert Drive, Tockwith, York, YO26 7PT

This well-presented four bedroom detached family home in this continually popular village neighbourhood has been carefully maintained throughout with an excellent layout of accommodation on a corner plot with scope for extension (subject to consents).

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92 Prince Rupert Drive, Tockwith, York, North Yorkshire, YO26 7PT

Guide Price: £360,000

- Popular village setting
- Two separate reception rooms
- Large well-appointed kitchen
- Four family bedrooms
- Oil fired heating /Fully owned solar panels/ PVCu double glazing
- Integral garage / EV charging point
- Private enclosed rear gardens







General remarks

With brick elevations under a tiled roof and benefitting from oil fired heating, PVCu double glazing and fully owned solar panels this well presented detached family home is ideal for the growing family seeking a village lifestyle with an excellent range of local amenities.

A reception hall with guest cloakroom leads to an elegant sitting room with front oriel bay window and twin doors to a separate dining room.

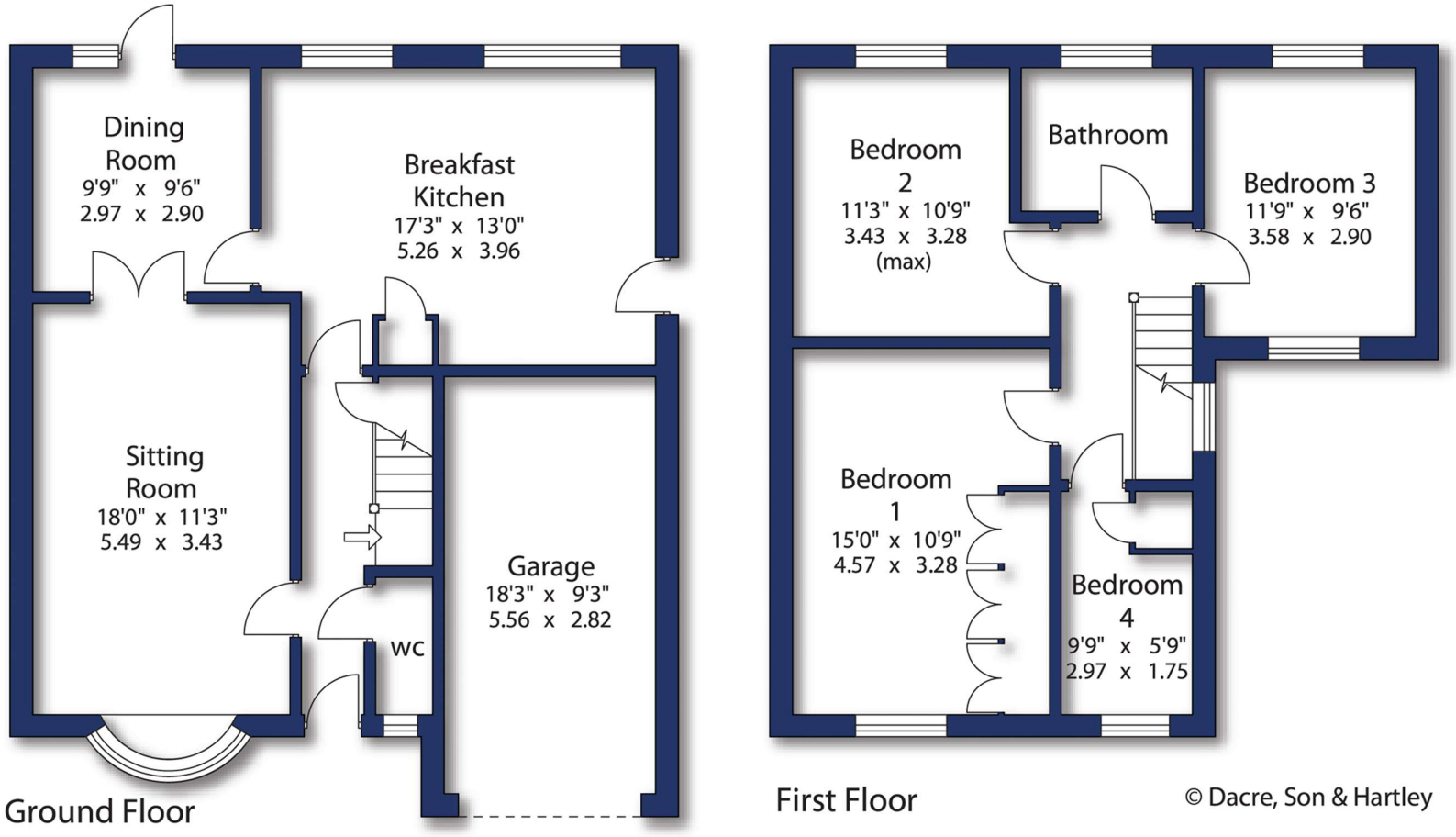
The high quality family breakfast kitchen boasts an extensive provision of contemporary worksurfaces and shaker style cabinets with integrated appliances including oven, hob and extractor, separate fridge and freezer, dishwashing machine and washer/ dryer. An inset sink unit and a peninsular breakfast bar complete this excellent offering.

On the first floor three double bedrooms and a further single bedroom are served by a stylish bathroom with a contemporary suite and attractive wall tiling.

A block paviour driveway provides off road parking to the front of an attached garage with remote controlled door, tank for oil supply, solar panel battery units and an EV charging point. Ornamental front gardens are laid out with ease of maintenance in mind whilst enclosed rear lawned gardens are wider than average and form safe play areas for children and pets as well as allowing scope for extension (subject to consents).

Tockwith remains a highly regarded North Yorkshire village, particularly for commuters and families seeking to enjoy local amenities including a primary school, village store and medical centre ; a thriving local sports ground and current options for secondary education at King James School in Knaresborough and Tadcaster Grammar School.

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

VIEWING STRICTLY BY APPOINTMENT - Upon entering Tockwith via Kirk Lane, turn left onto Westfield Road and bear right continuing on Fleet Lane. Turn left into Prince Rupert Drive and follow the road around where the property will be found further along on the right hand side.

What3Words manly.overdrive.hops

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Heating is oil fired and the property has solar panels installed.
- Driveway and attached 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: WET260030