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5 Bunting Drive, Tockwith, York, YO26 7SB

This superbly presented three bedroom semi-detached family home occupies a quiet cul-de-sac position close to amenities and open countryside, with the benefit of off road car parking and fully enclosed southerly-facing rear gardens.

28 Market Place, Wetherby, LS22 6NE
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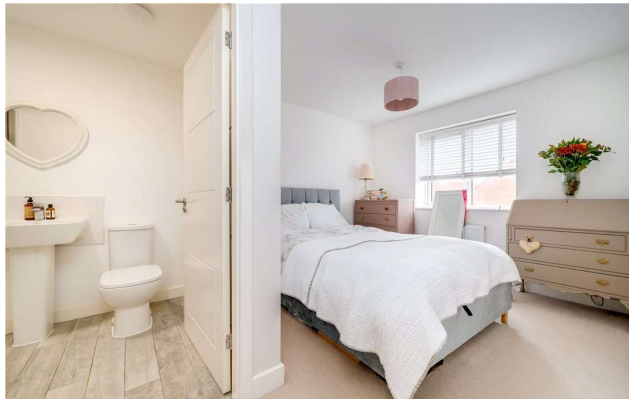


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5 Bunting Drive, Tockwith, York, North Yorkshire, YO26 7SB

Guide Price: £295,000

- Well-presented family home
- Stylish interior design
- Spacious sitting room
- High quality dining kitchen
- Three family bedrooms
- En-suite plus house bathroom
- Two parking spaces
- South-facing rear gardens







General remarks

Constructed of brick under a tiled roof, with double glazing and gas fired heating, this well-designed family home has the benefit of the remainder of a builder's warranty and also boasts tasteful interior design throughout.

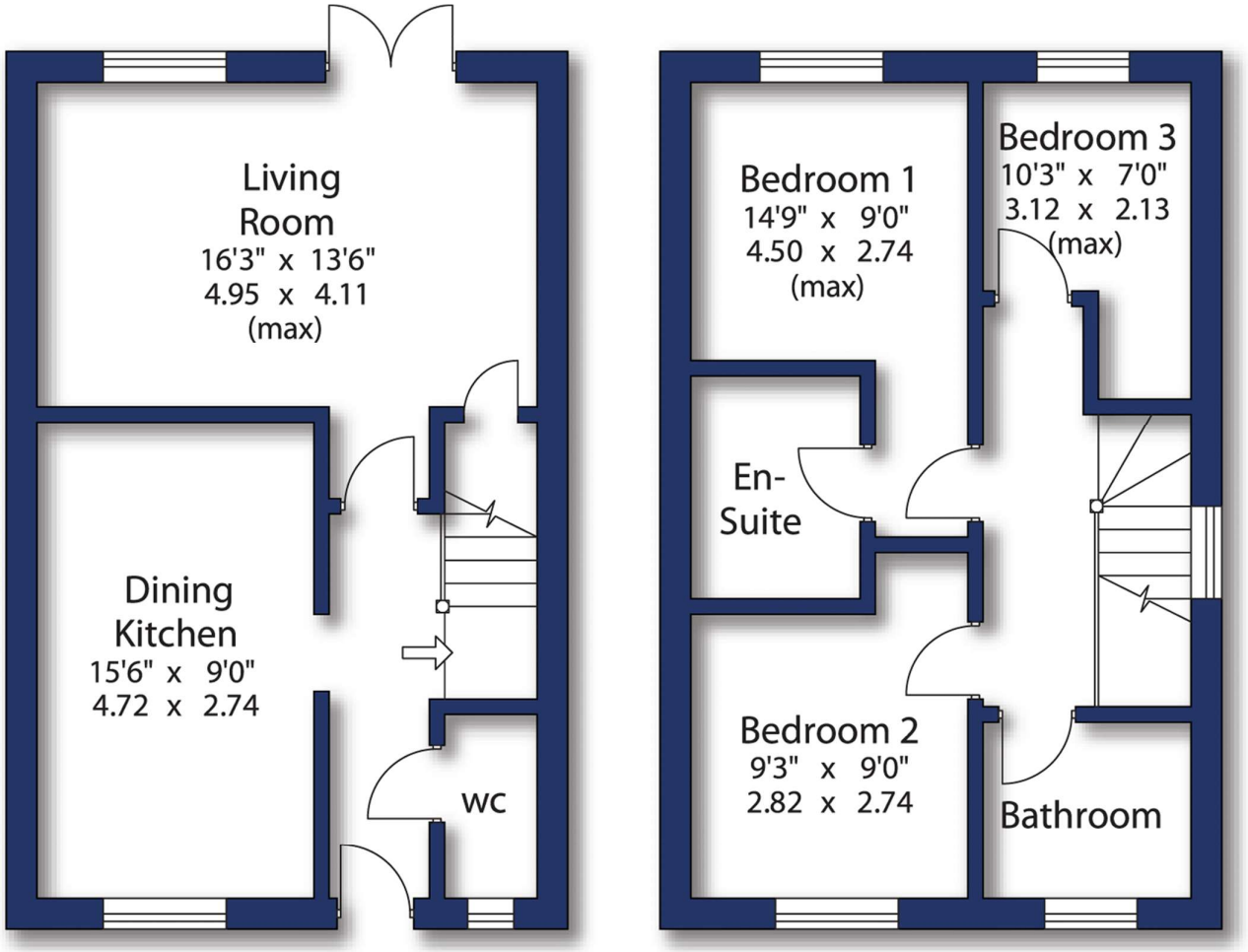
A welcoming reception hall with guest cloakroom leads to a sitting room overlooking rear garden areas, whilst a well-appointed family dining kitchen has an excellent provision of fitted cabinets, work surfaces and integrated cooking appliances.

On the first floor, the principal bedroom has its own en-suite shower room, and two further family bedrooms (one currently utilised as a study) are served by a stylish house bathroom.

The property enjoys a cul-de-sac setting with double width car parking arrangements to the forecourt area. The rear gardens are predominantly lawned and bounded by screening fencing with a southerly aspect, forming ideal and safe play areas for children and pets.

The conveniently located village of Tockwith is a continually popular setting for buyers of all age groups due to its strong community spirit, excellent local amenities including a village store, choice of public houses, medical centre and primary school, and unrivalled road links to York, Leeds and further afield with a nearby railway station on the outskirts of the village of Cattal.

Floorplans

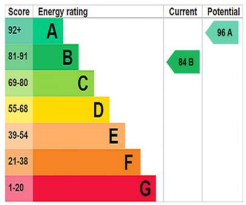


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01274 515 763

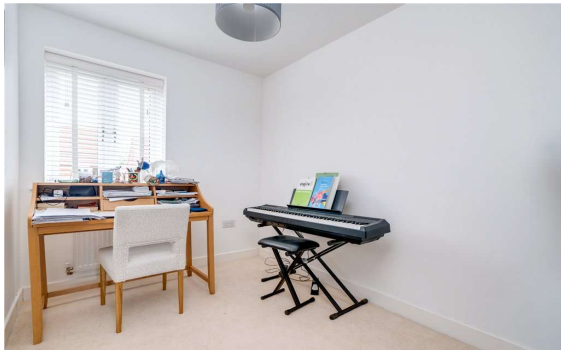
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01943 885 400

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Contact us

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Directions

Proceed out of Wetherby on the B1224 York Road. After approx 5 miles turn left onto Tockwith Lane and continue down, turning left into South Field Lane. Turn right into Bramblegate Road, continue down and bear right at the end on to Bunting Drive. Bear left and then left again where the property will be found on the left hand side.

What3Words lungs.grace.congested

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold – The latest Estate Management Charge is £202.83 per annum
- All mains services are installed
- Driveway 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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