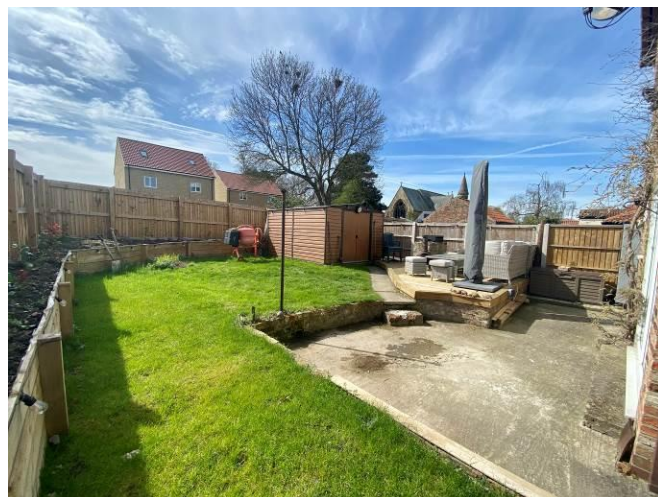


## TO THE OUTSIDE

On street parking is available to the front of the property on Westfield Road.

## GARDENS

Accessed via handgate to side to attractive "cottage-style" side garden neatly bordered with replacement timber fencing and 'red robin' laurel hedging in decorative raised planters to the inside. Side path leads to main entrance stable door and extends to the rear of the property into attractive patio and raised decking areas, ideal for outdoor entertaining and relaxation along with brick barbecue for 'al-fresco' dining in the summer months. The south facing rear garden is set mainly to lawn bordered with decorative raised planters with well-stocked flower borders.



## GARDEN SHED

11' 8" x 9' 11" (3.58m x 3.04m)

A garden shed with light and power laid on which sits on a concrete base.

## COUNCIL TAX

Band C (from internet enquiry)

## GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

## VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

## MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared July 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Tockwith ~ Hawthorne Cottage, 31 Westfield Road, YO26 7PY

A most charming four bedroom end of terrace house enjoying south facing gardens located in the heart of the popular and historic village of Tockwith. Conveniently located with easy access to York city along with further road and rail networks. A most charming four bedroom end of terrace house enjoying south facing gardens located in the heart of the popular and historic village of Tockwith.

- Period property boasting character and charm
- Extended to the rear creating a four bedroom family home
- Open plan breakfast kitchen into the dining room
- Generous size lounge to front with period features
- Cottage style side garden and south facing rear garden
- Located in the very heart of the village



2 Recep



4 Beds



Shower Room

**£335,000** PRICE REGION FOR THE FREEHOLD

## MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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All-round excellence, all round Wetherby since 1950



## TOCKWITH

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, A.1. trunk road and the Market Town of Wetherby. The village has a good range of facilities that include local school, church, two public houses, village shop, hairdressers, bowling green and village hall. More comprehensive facilities are available in the Market Town of Wetherby some 6 miles away and the historic city of York is approximately 10 miles away offering more sophisticated facilities.

## DIRECTIONS

Proceeding from Wetherby towards York along the B1224. After approximately 4.5 miles take the second left turning towards Tockwith just after the Bilton in Ainsty cricket ground on the right hand side. At the T junction in the village turn left onto Westfield Road and after a short drive the property will be identified on the left hand side with a name plate reading "Hawthorne Cottage".



## THE PROPERTY

With the original building dating to almost 300 years, Hawthorne Cottage stands proudly in the heart of Tockwith as part of the original village centre. Extended now to the rear creating four bedroom family home while still enjoying south facing landscaped gardens with raised seating area to the rear. Offered now on the market for the first time in 37 years, the accommodation benefiting from central heating and double glazed windows and doors in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### BREAKFAST KITCHEN

16'10" x 12'0" (5.15m x 3.67m)

Entering through double glazed UPVC stable door into open breakfast kitchen area, "cottage-style" kitchen fitted with a range of wall and base units including cupboards and drawers, work surfaces with tiled splashback and window sill, integrated appliances include Hotpoint oven with grill, integrated dishwasher, Cook & Lewis four ring

electric hob, one and a half bowl stainless steel sink unit with drainer and mixer tap. Space for American style fridge freezer, two double glazed windows, attractive tiled flooring, recess ceiling lights with decorative exposed timbers.



Open arch leading to :-

### DINING ROOM

11'5" x 7'8" (3.5m x 2.35m)

A light and bright extended dining room with double glazed window to side, double glazed sliding patio door to rear overlooking rear garden, double radiator, wood effect laminate flooring and three wall lights.



### UTILITY

9'2" x 5'0" (2.8m x 1.54m)

Useful utility with space and plumbing for automatic washing machine and tumble dryer, cloaks storage and space for American style fridge freezer, double glazed window to side, tiled flooring leading to :-

### DOWNSTAIRS W.C.

Fitted with modern white suite comprising low flush w.c., pedestal wash basin, part tiled walls and tiled floor, double glazed window to rear and recess ceiling light.

## LIVING ROOM

14'0" x 12'3" (4.28m x 3.74m) Widening to 17'2" (5.24m)

An attractive light and bright living room with four double glazed windows to front and further double glazed window to side, two radiators beneath. Feature fireplace with brick mantle piece surround and stone hearth with large pellet fuel room heater stove inset, available by separate negotiation. Decorative brick built corner mounted T.V. stand, two wall lights and decorative exposed ceiling beam, stable door leading to :-



## FIRST FLOOR

### LANDING

With double glazed window to side with pleasant aspect down the village main street, pine panelled walls and ceiling with recess ceiling lighting, the landing extends to afford useful storage cupboard leading to :-

### BEDROOM ONE

13'0" x 11'6" (3.97m x 3.51m)



A light and bright master bedroom with double glazed window to side and rear with attractive south facing aspect over rear garden, double radiator beneath. Fitted wardrobes to two sides and fitted dressing table, wood effect laminate flooring and recess ceiling lighting, loft access hatch.

## BEDROOM TWO

12'5" x 8'2" (3.79m x 2.5m)

With double glazed window to front overlooking Westfield Road, radiator to side, pine panelled ceiling with recess ceiling lighting.



## BEDROOM THREE

12'5" x 8'5" (3.79m x 2.59m)

With double glazed window to front overlooking Westfield Road, radiator to side, pine panelled ceiling and recess ceiling light.

## BEDROOM FOUR

8'11" x 6'11" (2.72m x 2.13m) overall With double glazed window to side, raised single bed with storage beneath, wood effect laminate flooring and central light fitting.

## SHOWER ROOM

8'5" x 5'11" (2.58m x 1.81m)



Fitted with a three piece white suite comprising low flush w.c., vanity wash basin with storage beneath, step in corner shower cubicle, tiled walls with tiled flooring. Linen storage cupboard, chrome heated towel rail, double glazed window to rear, panelled ceiling and central light fitting.