3 NORFOLK GARDENS

YORK, YO26 7QW

£460,000

FREEHOLD

Offered to the market chain free, this property presents an excellent opportunity for those seeking a family home in a desirable area. The property spans an impressive 1,232 square feet and offers beautifully renovated interiors. Do not miss the chance to make this lovely home your own.

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• CHAIN FREE • Stunning Detached Family Home • Over 1,200 Sqft of Well Maintained Living Space • Working Fireplace in the Living Room • Beautifully Presented & Fully Renovated • Exceedingly Private Garden • Stylish Family Bathroom with Roll-Top Bath and Rainfall Shower • Single Garage plus Driveway • Outbuilding Offering Endless Potential • Desirable Village Location

This stunning property is a magnificent opportunity that features high-end finishes and is move-in ready! Embrace the luxury of a turnkey home designed to fulfil all your desires. Located in the charming village of Tockwith, this beautiful family home is impeccably presented on a tranquil road. It offers light-filled, spacious living with exquisite wood panelling, along with a driveway, garage, and a private garden that invites relaxation.

Step inside to be greeted by an elegant hallway, which provides access to both the study and the formal living room. The living room boasts a large bay window, a modern fireplace with a coal/wood fire, and French doors that lead directly to the lush garden.

The open-plan kitchen and dining area features bi-fold doors that create a seamless connection to the garden. It offers ample space for a large fridge-freezer and is equipped with room for a dual-fuel range cooker.

The kitchen showcases beautiful quartz worktops and elegant herringbone-style oak LVT flooring that flows throughout the downstairs area.

As you ascend to the first floor, you will discover two generously proportioned double bedrooms with ample space for king size beds along with a stylish family bathroom. This bathroom is a true retreat, featuring a luxurious freestanding roll-top bath with a chic mixer tap and shower head, as well as a separate rainfall shower with concealed valves. A modern vanity unit and LED mirror complete this impressive space. There's also a single bedroom currently being utilised as a dressing room.

Outside, the property presents a low-maintenance, beautifully landscaped front garden, including a charming lawn area perfect for outdoor enjoyment. The rear garden features a spacious lawn and a patio area ideal for entertaining friends and family. Additional highlights include an outbuilding, convenient access to the single garage, and a pathway leading back to the inviting front driveway.

Don't miss out on this incredible home that perfectly combines luxury, comfort, and functionality!

REASONS TO BUY

- Desirable Village Setting
- Beautifully Presented Throughout
- Fully Renovated to a High Standard
- Driveway and Garage
- Stylish Family Bathroom with Roll-Top Bath and Rainfall Shower
- Beautiful and Exceedingly Private Garden
- Garden Pod for Additional Office/ Gym Space

ENVIRONS

The property is located in the desirable village of Tockwith, about 10 miles west of York and 6 miles from Wetherby. The village features essential amenities, including a convenience store, Post Office, two pubs, a hairdresser, and a community hall that hosts various activities.
Families benefit from Tockwith Church of England Primary School, rated Good by Ofsted, along with a doctor's surgery, playground, and sports hall. The strong community hosts regular events and offers excellent opportunities for outdoor activities in the surrounding countryside.
For additional shopping and leisure options, Wetherby has supermarkets and independent shops, while York provides extensive cultural and dining experiences. The area also has convenient access to the A1(M) motorway for commuters traveling to Leeds, York, and beyond.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

North Yorkshire

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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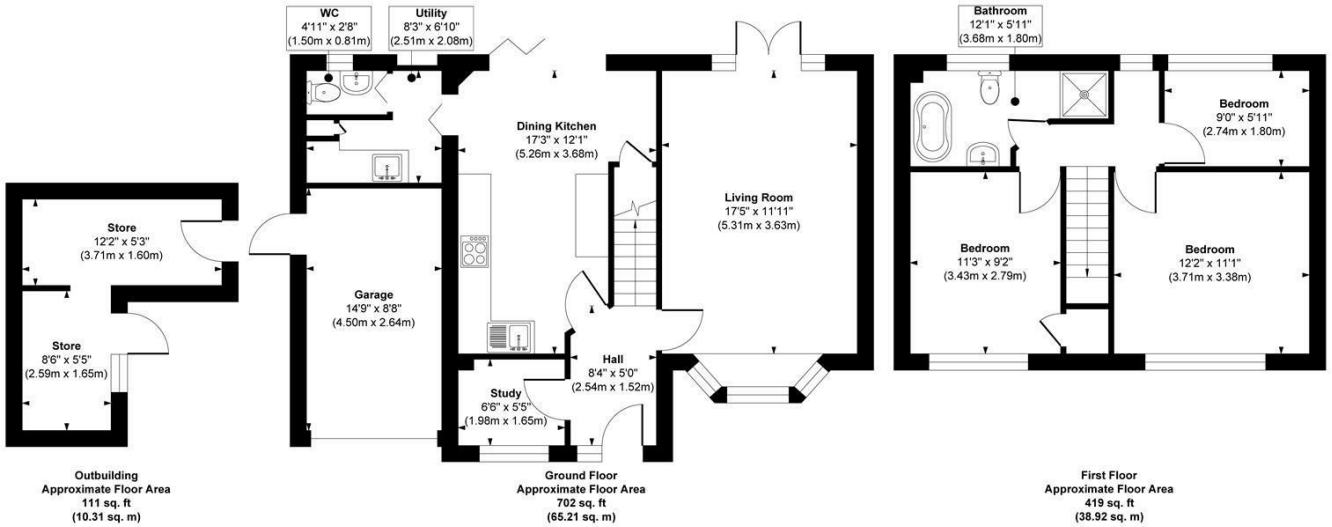

Approx. Gross Internal Floor Area 1232 sq. ft / 114.44 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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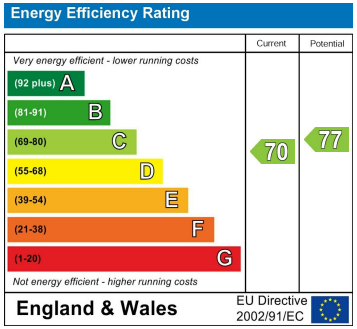

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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