

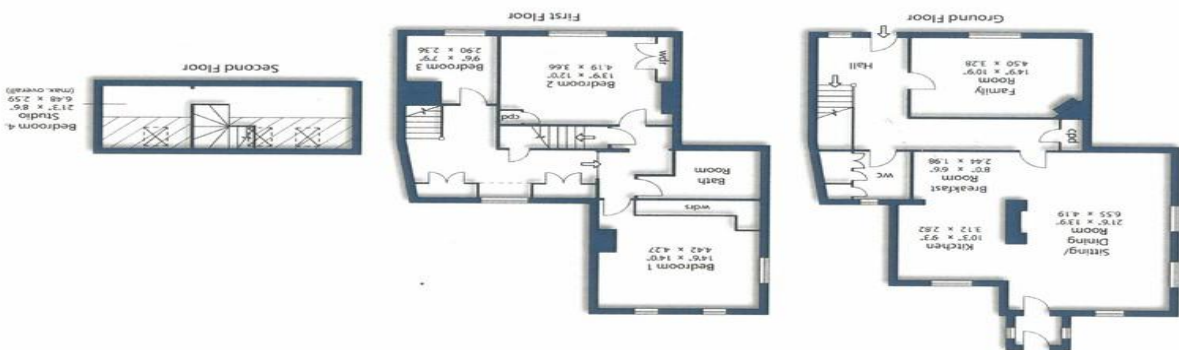


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28 Marston Road, Tockwith



Guide Price £475,00

28 Marston Road, Tockwith, York, YO26 7PR

**** NO ONWARD CHAIN**** This skilfully extended four bedroom period cottage with pretty enclosed gardens reveals high quality accommodation, the focal point being a magnificent family sitting room/dining kitchen. ****VIEWING ESSENTIAL****

****NEW PRICE****

A welcoming entrance hall with guest cloakroom incorporating useful storage leads to a family room/study and a stunning multi-functional sitting/dining room and kitchen which is a perfect place for relaxation and entertaining boasting an extensive range of fitted cabinets and appliances including a gas fired aga. at first floor level by two excellent double bedrooms, a third family bedroom and a stylish bathroom whilst the second floor is an ideal teenager/guest suite comprising a bedroom and study area. There are forecourt gardens to the front of the property and pretty fully enclosed rear lawns with sheltered seating areas to the immediate rear of the cottage. Tockwith remains one of the area's most sought after villages due to its strong community spirit and amenities including a thriving village store, choice of public houses, highly regarded primary school and secondary education at King James School in Knaresborough and at Tadcaster Grammar School (August 2024).

GROUND FLOOR

ENTRANCE HALL
with parquet flooring

CLOAKROOM/UTILITY

with washbasin and WC, fitted storage cupboards with worktop over and washing machine under

FAMILY ROOM

14' 9" x 10' 9" (4.5m x 3.28m) with open fireplace and surround, parquet flooring and window to front.

DINING KITCHEN

18' 3" x 15' 9" (5.56m x 4.8m) open plan dining kitchen/sitting room with wall and floor mounted units with integrated gas Aga, dishwasher, stone floor, LED lights and velux window, window to rear aspect

SITTING ROOM

21' 6" x 13' 9" (6.55m x 4.19m) spacious and light being an excellent family area with wood flooring and beams to ceiling, LED lights, windows to side and rear, door to porch

FIRST FLOOR

LANDING
with fitted cupboards

BEDROOM ONE

14' 6" x 14' 0" (4.42m x 4.27m) window to side and rear and fitted wardrobe



BEDROOM TWO
13' 9" x 12' 0" (4.19m x 3.66m) with fitted wardrobe and window to front

BEDROOM THREE
9' 6" x 7' 9" (2.9m x 2.36m) window to front

STAIRS TO SECOND FLOOR

BEDROOM FOUR
21' 3" x 8' 6" (6.48m x 2.59m) (under eaves) velux windows

HOUSE BATHROOM
part tiled and having shower cubide, WC and washbasin, LED lights

OUTSIDE
enclosed patio with private lawned area to rear, whilst to the front is a small enclosed garden with gate, on road parking.

COUNCIL TAX BAND D

