



33 MARSTON ROAD
Tockwith

Carter Jonas

33 MARSTON ROAD, TOCKWITH, YO26 7PR

Wetherby – 4 miles

Leeds – 18 miles

York – 10 miles

A1(M) – 4 miles

Significantly improved over recent years by the present owners, this charming property offers some 2,150 sqft of living accommodation arranged over four floors. Outside there is a shared driveway with the neighbours but there is also a private parking space together with a substantial double tandem garage large enough to convert part or all for alternative uses. Beyond the garage is a "secret garden" which is of good size and enclosed providing a high degree of privacy and a safe environment for young children.

Tockwith itself is a very popular semi-rural North Yorkshire village with excellent amenities including a village shop and post office, hairdressers, doctor's surgery, two pubs and a highly regarded nursery and primary school. The market town of Wetherby is only some 10 minutes' drive with a wide range of amenities and also bypassed by the A1 for travel further afield.

There is an entrance from the front of the house but a side vestibule with guest cloakroom and utility room leads through to a central hall and the formal sitting room with fireplace and woodburning stove. The dining room also has a feature fireplace, walk in bay window and wide open archway leading into the breakfast kitchen with central island/breakfast bar, a range of wall and base units together with an AGA in tiled recess. Stairs lead down from the kitchen to a lower ground floor games room/study and a walk in pantry.

At first floor level is a galleried landing leading to three double bedrooms and a refitted house bath/shower room with feature free standing bath on ball and claw feet.

A SPACIOUS AND CHARACTERFUL PERIOD FAMILY HOME TOGETHER WITH A SUBSTANTIAL DOUBLE GARAGE AND ENCLOSED PRIVATE GARDEN, LOCATED IN THE CENTRE OF THIS POPULAR NORTH YORKSHIRE VILLAGE.



The whole of the second floor forms a lovely principal bedroom suite with vaulted ceiling, feature rustic brick wall and exposed beams together with a large Velux roof light. A divider of fitted wardrobes leads into a fabulous re fitted en suite bathroom with free standing bath combining modern appointment with period features.

Outside, the property shares its initial driveway with the neighbouring house but has a private parking space. There is a substantial double tandem garage which in part could be converted into a home office or gymnasium if preferred. Beyond the garage is a principally lawned private garden with a large patio area for outside entertaining. The whole is enclosed providing a safe environment for young children and benefitting from a south facing aspect.

Agents Note: PVC sash double glazing was installed in 2022 to the majority of the windows.

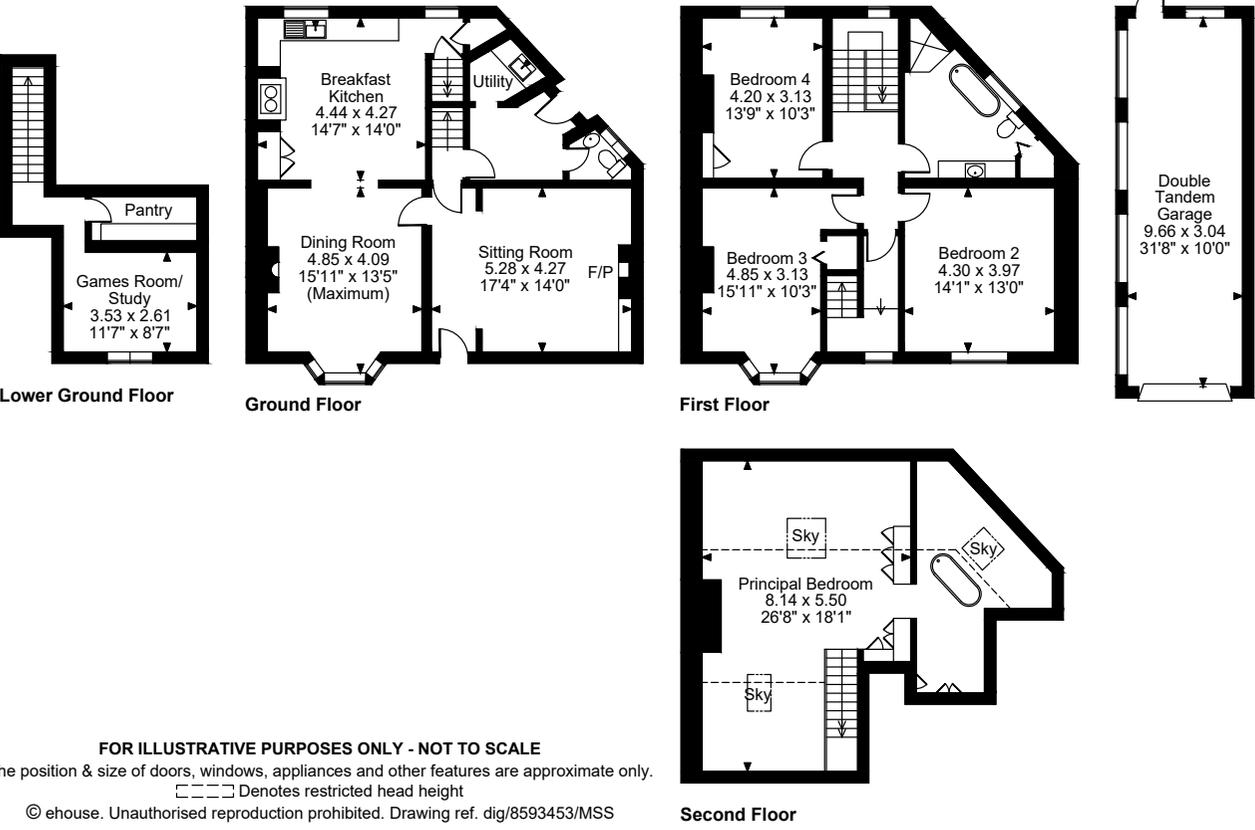
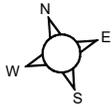
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Viewings: Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

Directions - YO26 7PR: From the Wetherby /York Road B1224 enter Tockwith down Tockwith Lane and Kirk Lane which takes you into the centre of the village. At the T junction turn right into Marston Road and the property is then approximately 500 yards on the left.



33 Marston Road, Tockwith
Approximate Gross Internal Area
Main House = 2,126 sq ft / 198 sq m
Double Tandem Garage = 316 sq ft / 29 sq m
Total = 2,442 sq ft / 227 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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