sales.wetherby@linleyandsimpson.co.uk | 01937 586060 | www.linleyandsimpson.co.uk

LINLEY & SIMPSON







PRINCE RUPERT DRIVE, TOCKWITH
YO26 7QS

£290,000

3 BEDROOM DORMER BUNGALOW
EPC Rating: D

LINLEY & SIMPSON

Set within one of Tockwith's most desirable cul-de-sacs, this beautifully updated 3 bed dormer bungalow offers spacious accommodation, secluded gardens and a wonderful sense of peace and privacy.

Tucked away in a peaceful cul-de-sac, this beautifully modernised three-bedroom semi-detached dormer bungalow is a home that instantly feels welcoming. Thoughtfully updated by the current owners, it combines the warmth of village living with the comfort and practicality of a home ready to move into.

Offered with no onward chain, it presents a wonderful opportunity to settle into one of Tockwith's most desirable locations.

Step inside and you're greeted by a generous entrance hall, setting the tone for the well-planned accommodation beyond. At the heart of the home is a bright and airy kitchen/dining room, with lots of natural light. The sitting room provides a peaceful retreat, centred around a charming multi-fuel log burner that brings warmth and atmosphere.

The ground floor also provides a double bedroom, offering flexibility as a guest suite, separate dining room, or peaceful home office, alongside a modern family bathroom. To the rear, a practical conservatory provides a useful space for boots, coats, gardening equipment or a garden room.

Upstairs, two further double bedrooms are complemented by a convenient WC with excellent additional storage. Freshly decorated throughout in a neutral palette, the home has a calm and welcoming feel, allowing its next owners to simply move in and make it their own.

Outside, the enclosed rear garden has been designed for both relaxation and entertaining, with a lawn and patio offering the perfect setting for summer barbecues or simply enjoying the peaceful surroundings. A generous driveway provides parking for several vehicles, while the detached garage offers additional storage or workshop potential.

Life in Tockwith offers the best of both worlds. This thriving village enjoys a wonderful sense of community, with a village shop, post office, welcoming pubs, sports facilities, village hall and a highly regarded primary school all close by.

Excellent transport links, including nearby Cattal railway station, make commuting to York, Harrogate and Leeds effortless, while Wetherby is just a short drive away for a wider choice of shops, restaurants and amenities.

Whether you're looking to downsize without compromise, seeking flexible family accommodation, or simply dreaming of a peaceful village lifestyle, this delightful home offers comfort, character and convenience in equal measure.

MATERIAL INFORMATION
Freehold
Driveway and Garage
Harrogate Council Tax Band C
EPC D

PRINCE RUPERT DRIVE, TOCKWITH, YORK, YO26 7QS

LINLEY & SIMPSON





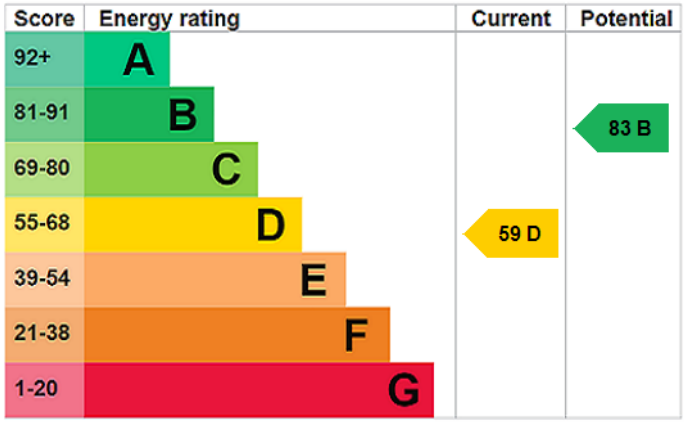












Prince Rupert Drive, Tockwith, YO26

Main = 977 sq ft / 90.8 sq m
Limited Use Area = 90 sq ft / 8.4 sq m
Garage = 129 sq ft / 12.0 sq m
Total = 1196 sq ft / 111.2 sq m

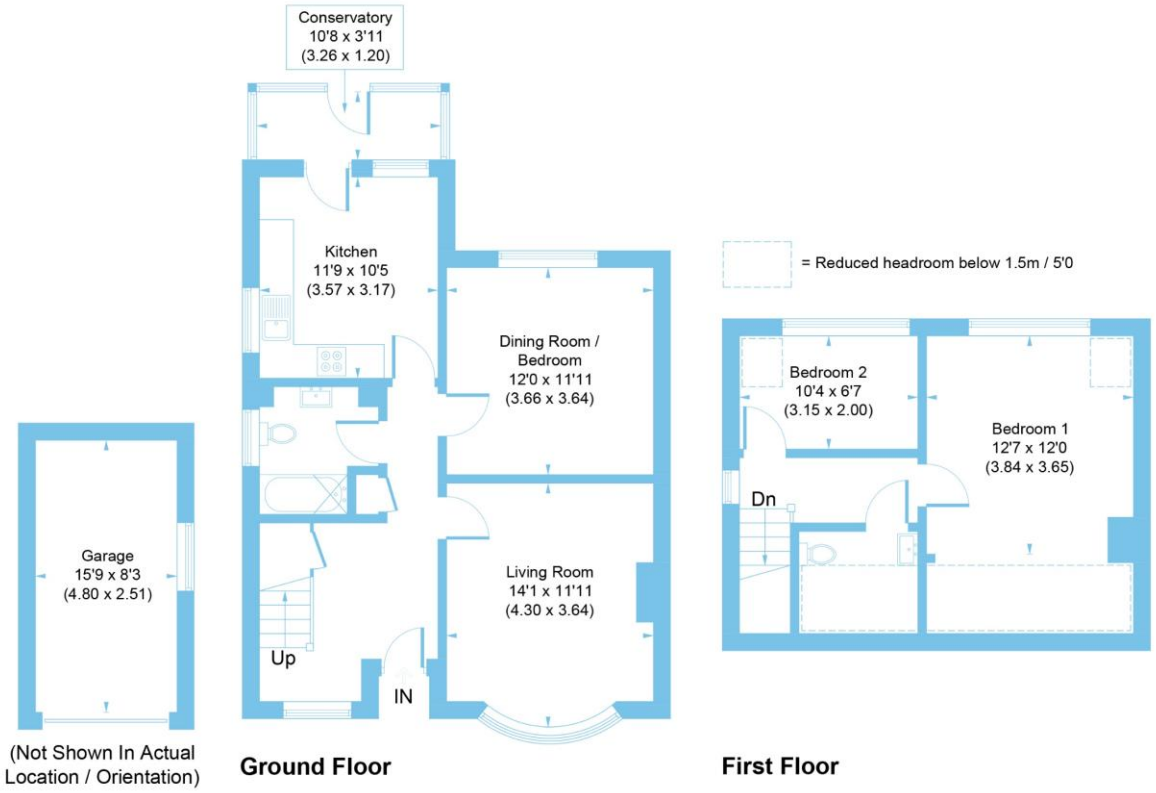


Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
© Intelligent Property Marketing 2026

AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.