



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

The Tofts, Low Hutton, York, North Yorkshire, YO60 7HF Guide price £540,000

The Tofts is a detached three bedroom home situated in an elevated position in the idyllic village of Low Hutton. This deceptively spacious home has been much improved by the current owners over the years, whilst still retaining a wealth of original features and charm. This peaceful village offers breath-taking views and countryside walks on your doorstep at Hutton Bank Wood and along the river Derwent. A pathway crosses the suspension bridge at Low Hutton and follows the river all the way to Malton. The village is also ideal for access to York (16.0 miles) and Malton (3.5 miles) via the A64.

The property has recently been updated with solar panels, carpets upstairs, radiators throughout and a modern kitchen.

The accommodation comprises; entrance lobby, a 27ft lounge/diner with a feature log burner and bi-folding doors onto the garden, breakfast kitchen with Aga, rear hall with stable door, guest cloakroom, first floor landing, three bedrooms all with views over open countryside and stylish family bathroom. To the outside is a stone built coal house, double garage with attached insulated home office.

There is a delightful mature well-tended garden with a range of mature plants, shrubs and trees with a hedged boundary border. There are patio areas, summer house, a well stocked strawberry patch to the side of the garage and outstanding open countryside views.

EPC RATING D



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



ENTRANCE HALL

Door to front aspect, window to side aspect, built in entrance floor mat.

SITTING ROOM/DINING ROOM

Bi-folding doors to side aspect, windows to front and rear aspect, power points, TV point, radiators, built in alcove unit, log burner with oak mantle, exposed beams, engineered oak flooring.

BREAKFAST KITCHEN

Window to front aspect, glass door to rear aspect, range of modern wall and base with wood worksurfaces, tiled splashback, oil fired Aga, integrated dishwasher, space for fridge/freezer, power points.

REAR HALL

Stable door and window to side aspect, stairs to first floor landing, power points.

GUEST CLOAKROOM

Window to front aspect, wash hand basin with vanity, low flush WC

FIRST FLOOR LANDING

Windows to rear aspect, power points

BEDROOM ONE

Window to front aspect, power points, radiator jack and jill door to house bathroom

BATHROOM

Window to front aspect, heated towel rail, enclose bath with taps and shower attachment, wash hand basin with pedestal, fully tiled walls, corner shower cubicle with power shower, spot lights, extractor fan, airing cupboard, loft access.

BEDROOM THREE

Window to front aspect, power points, radiator

BEDROOM TWO

Windows to side and front aspect, power points, radiator.

EN-SUITE

Wash hand basin with vanity, corner shower cubicle with power shower, WC with saniflo, extractor fan.

OUTBUILDING ONE

Power points and sensor lighting

OUTBUILDING TWO

Power points and sensor lighting

DOUBLE GARAGE

Power and lighting, up and over door

HOME OFFICE

Windows to front and side aspect, power, lighting, high speed internet and phone.

GARDENS

There is a delightful mature well-tended garden with a range of mature plants, shrubs and trees. There are patio areas, summer house and outstanding open countryside views.

COUNCIL TAX BAND E

North Yorkshire Council

SERVICES

Oil heating, mains drains, solar panels, mains electric.

ADDITIONAL INFORMATION

We have been informed by the vendor that the lane that runs past the house is a public footpath over which the house has right of access. The area in front of the front door and the area in front of the garage doors belong to The Tofts.

This should be clarified by your Solicitors before entering into a contract to purchase.

