

Glaisdale Avenue, Tollesby



£189,950

**IH** INGLEBY HOMES









Located within this very popular Tollesby area, ideal for local schooling, this traditional bay-fronted property will certainly appeal to the younger family's.

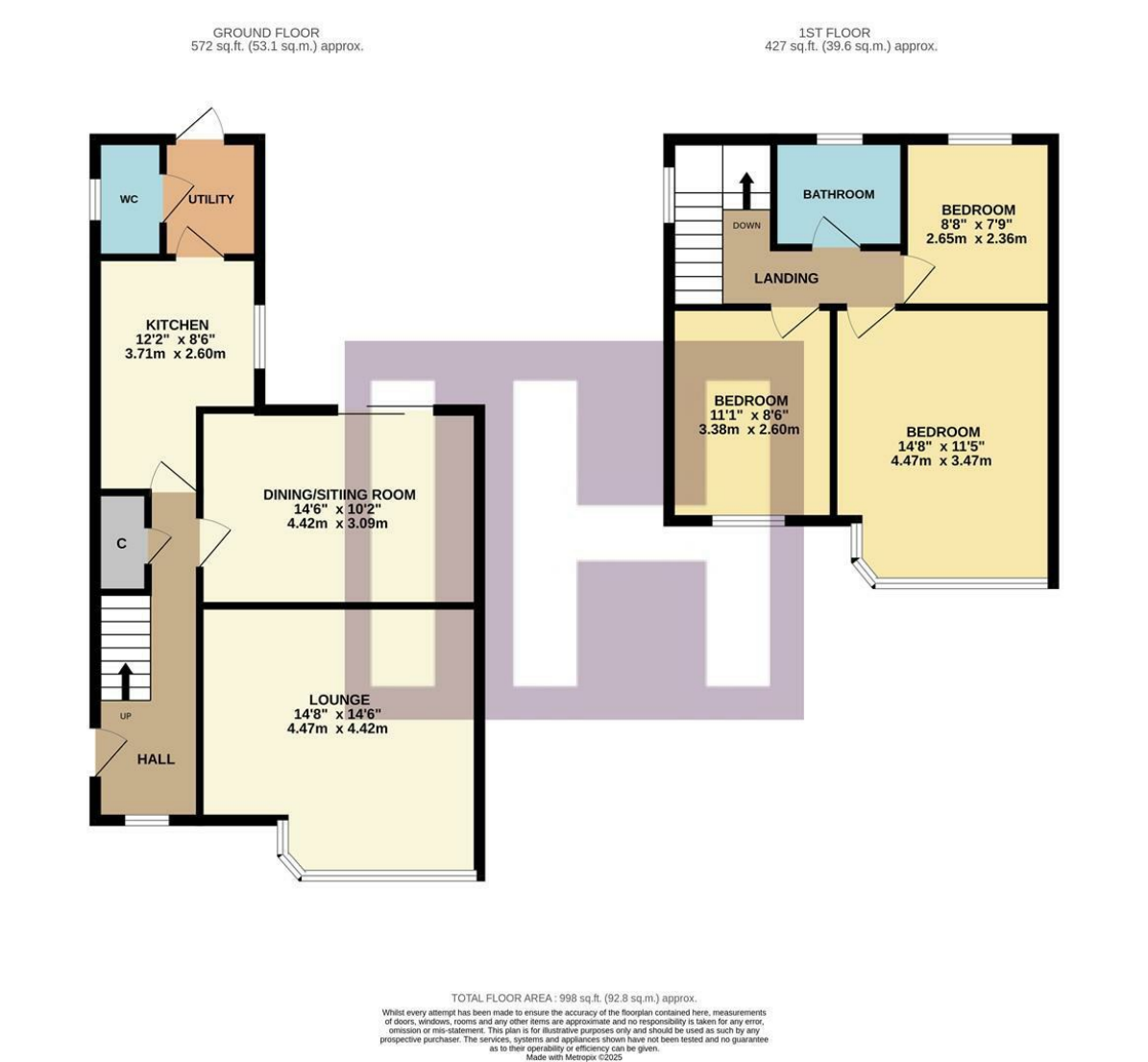
Modern and attractive, the deceptively spacious accommodation briefly comprises an entrance hall, generous living room, separate large rear dining/sitting room, fitted kitchen, utility/hall and cloakroom/WC to the ground floor.

The first floor bringing three great bedrooms, the 'Master' being especially generous, and the modern refitted family bathroom.

A drive to the side allows off-road parking, and approaches, the detached garage, passing the attractive and established front garden. The rear garden is fully fence enclosed, with patio and lawn, whilst mature greenery provides plenty of privacy.



# The Layout



Council Tax Band: C  
Tenure: Freehold

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

# The Location







- Attractive and improved family property
- Bay-Fronted and deceptively spacious
- Favoured 'Tollesby' area, ideal for schooling
- Spacious lounge, sperate sitting/dining room and fitted kitchen
- Established garden, drive and garage
- Modern refitted family bathroom