

EMSLEY MAVOR  
ESTATE AGENTS

...your home is where our heart is



Newton Road

Tollerton, York, YO61 1QT

£650,000



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## Newton Road

Tollerton, York, YO61 1QT

STYLE - Impressive Period Property

HIGHLIGHTS - Beautifully Styled, Versatile Living, Generous Space, Super Garden

THREE WORDS - Charm. Character. Lifestyle

### Headline: "Elegant Period Home: A Blend of History

Welcome to Kyle House, an impressive period home dating back to the 1800s, nestled in the charming village of Tollerton. This beautifully styled property boasts 2225 sq ft of versatile living space, blending elegant décor with original period features. The current owner has tastefully updated this home, creating a spacious family haven that is ready to move into.







Step inside to discover two reception rooms, a dining kitchen, utility room, and five double bedrooms. The sitting room, with its open fire, is a cosy retreat, while the second reception room with feature fireplace and timber bi-fold doors, offers versatility for entertaining or family time.

The heart of this home is undoubtedly the dining kitchen. Fitted with modern conveniences including a Rangemaster oven, full-size fridge, freezer, and dishwasher, it's a culinary enthusiast's dream. The utility room provides additional practicality, with plumbing and space for a washing machine and tumble dryer.

Upstairs, the master bedroom is a sanctuary of light and space, leading to a dressing room that could potentially become an ensuite. There are four further doubles. The family bathroom is a luxurious retreat, with a roll-top bath and separate shower cubicle.

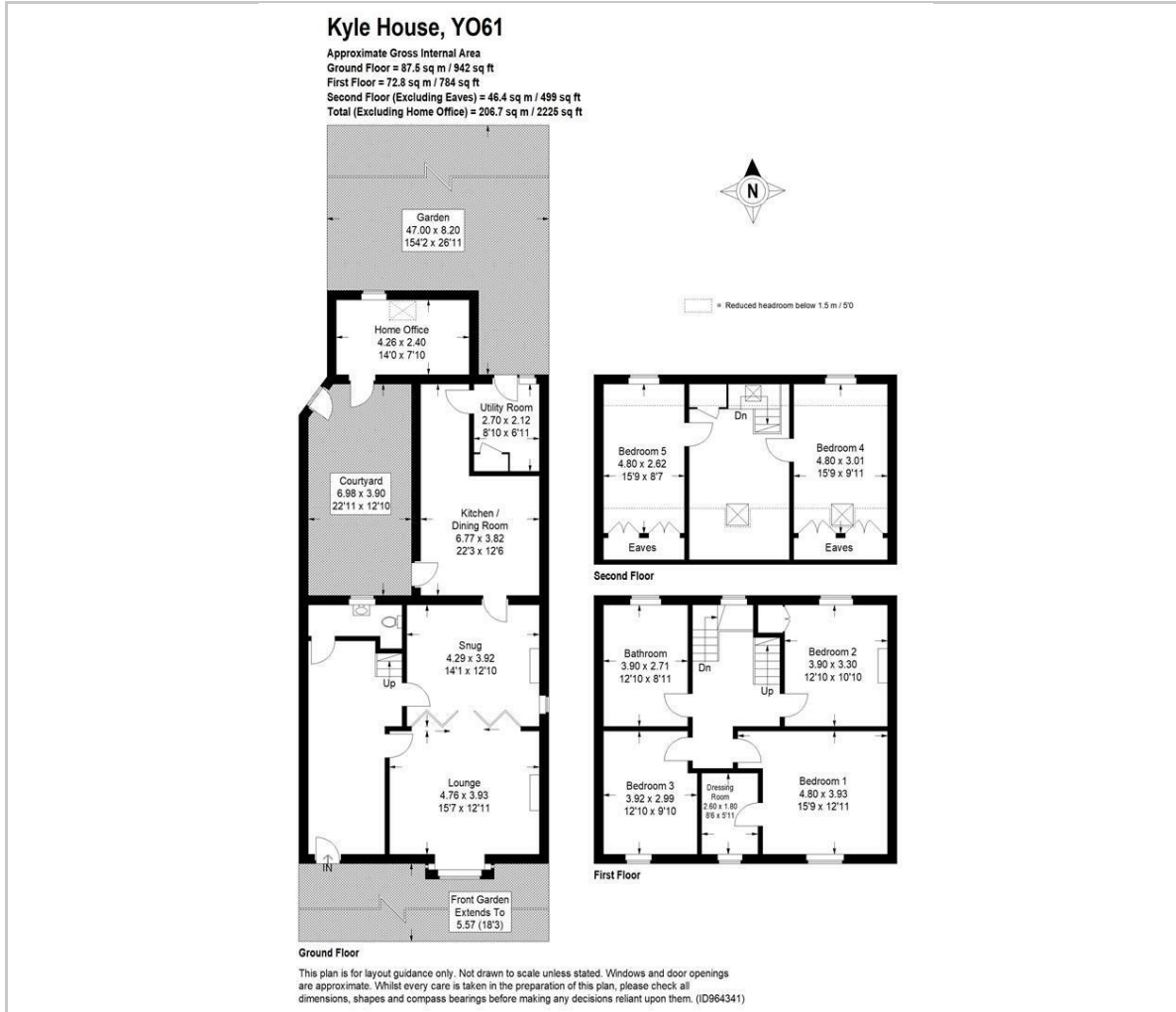
Outside, the 100ft garden is a paradise for children, pets, and gardening enthusiasts. A separate kitchen garden is perfect for growing your own produce and keeping chickens. The home office, adds to the versatility of this property.

Parking is plentiful, with a shared driveway leading to a gravelled area for numerous cars. This property is complete with gas-fired central heating, extensive double glazing, mains drainage, and a hard wired smoke alarm. Kyle House is not just a home; it's a lifestyle. A blend of history, luxury, and modern convenience, it's a place where family memories are made. Council Tax Band F. Freehold tenure.

**Tenure**  
Freehold

**Council Tax Band**  
F

## Floor Plan



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

