

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



Ings View

Tollerton, York, YO61 1PR

£532,250



4



2



2





## Ings View

Tollerton, York, YO61 1PR

STYLE - Elegant Detached Family Home with Open Views

HIGHLIGHTS - Beautifully Styled, Versatile Living Space, Four Double Bedrooms, Home Gym, South Facing Garden

THREE WORDS - Idyllic. Lifestyle. Space

### ELEGANT VILLAGE LIVING WITH DELIGHTFUL OPEN COUNTRY

Nestled in the heart of the ever-popular village of Tollerton, 18 Ings View offers a harmonious blend of elegance and modern convenience. This delightful family home spans an impressive 2100 sq ft, providing an effortless flow perfect for contemporary living. Ideal for buyers looking for super space and wonderful countryside open views.

As you step inside, you are greeted by beautifully styled interiors that exude charm and sophistication. The spacious living room is wonderfully light and airy, creating a welcoming space for relaxation and entertaining. The heart of the home is the generous dining kitchen, seamlessly leading into a super-size P-shaped conservatory. This versatile space, with pretty garden views, is ideal for family gatherings or simply unwinding with a good book.

The double garage has been split and cleverly converted into a home gym, offers flexibility as a work or playroom. This space offers flexibility, easily transformed into a playroom or home study to suit your needs







The property boasts a master bedroom with lovely open views, complete with an ensuite for added luxury. Three further generous double bedrooms ensure ample space for family and guests, complemented by a stylish house bathroom.

Outside, the south-facing garden is a true delight, the open countryside beyond provides a serene backdrop, enhancing the sense of peace and privacy. The garden is lawned encompassed with mature hedging, flowering plants and shrubs. The paved terrace creates a perfect setting for alfresco dining or enjoying a tranquil morning coffee.



Practicality meets style with a single garage. Off-street parking for two cars and a pretty front garden completes the picture.

With gas central heating and double-glazed windows, this home ensures comfort and efficiency. 18 Ings View is more than just a house; it's a lifestyle opportunity in a vibrant village community. Don't miss your chance to make this exquisite property your own. Contact Emsley Mavor Estate Agents today to arrange a viewing.





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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>