







11 Jubilee Court Tollerton  
York, YO61 1RF  
**Guide Price £550,000**

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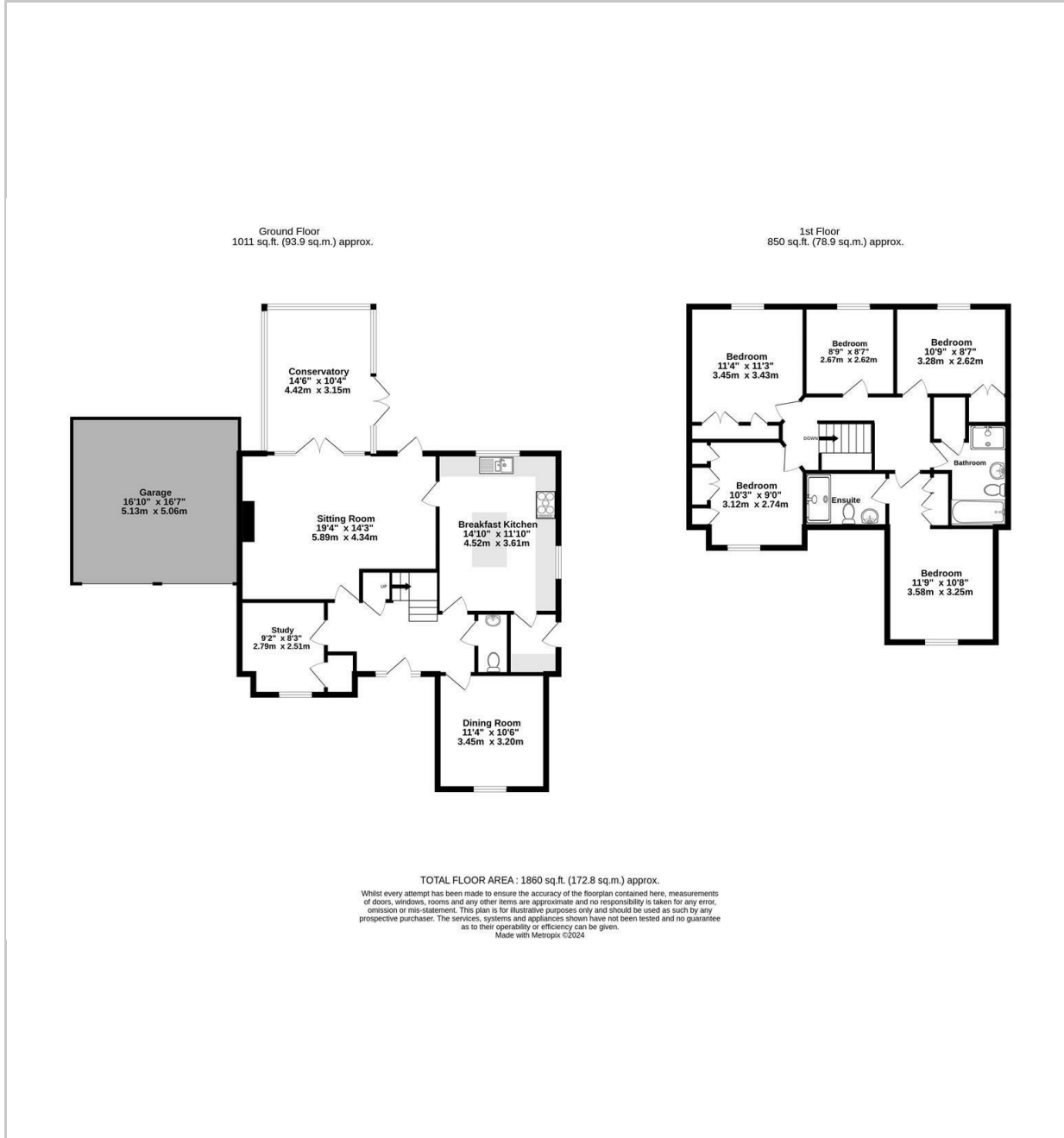
A 5 BEDROOM DETACHED HOUSE SET ON THIS SMALL EXCLUSIVE DEVELOPMENT CLOSE TO THE CENTRE OF THIS POPULAR COMMUTER VILLAGE WITH EASY ACCESS INTO EASINGWOLD AND YORK. The property provides bright and spacious living accommodation comprising entrance hallway, cloaks/w.c, large living room with doors leading through to a garden room, separate dining room, study, breakfast kitchen with large centre island, utility room, 5 good sized bedrooms including en-suite to master bedroom, family bathroom/w.c. Attached brick garage. Good sized private lawned rear garden. An internal viewing is highly recommended.



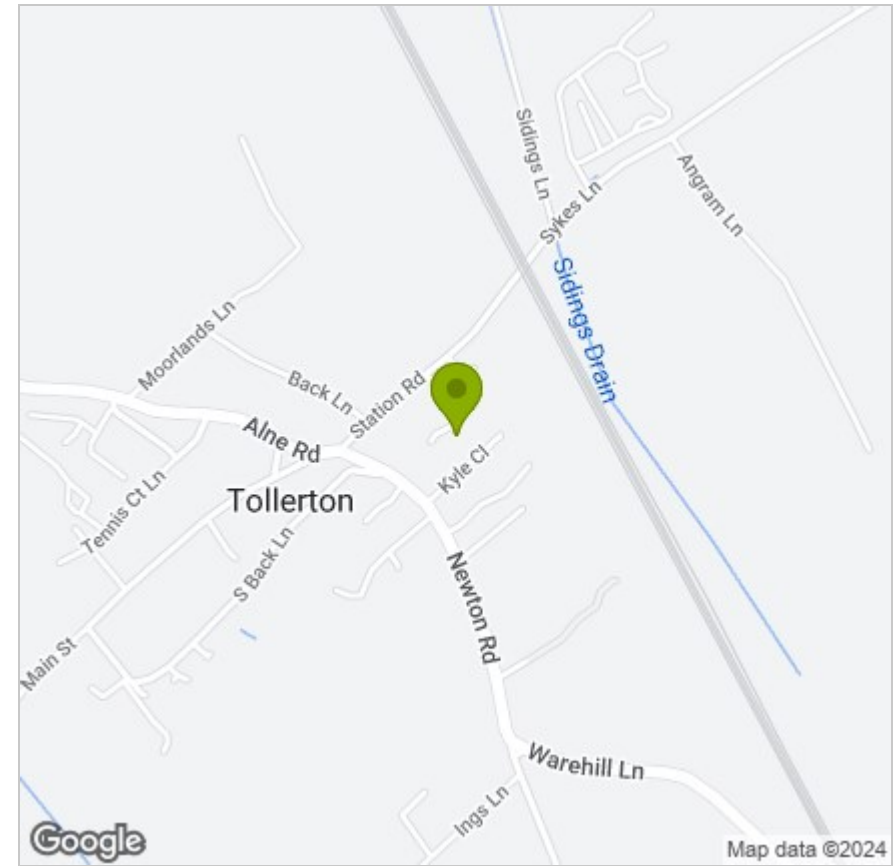




# FLOOR PLAN



# LOCATION



## EPC

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.