



Open View

Open View Main Street Tollerton
York, YO61 1PS
£250,000

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NO ONWARD CHAIN! THIS INDIVIDUALLY DESIGNED DETACHED TWO BEDROOM BUNGALOW FRONTS THE MAIN STREET OF TOLLERTON. SPACIOUS ACCOMMODATION IS COMPLEMENTED BY MATURE FRONT AND PART WALLED REAR GARDENS WITH ELEVATED VIEWS TOWARDS THE VILLAGE GREEN. SITUATED IN THE HEART OF TOLLERTON VILLAGE WITH GREAT AMENITIES, THERE IS ALSO EASY ACCESS TO THE A19 FOR TRAVEL FURTHER AFIELD. THE MOBILITY LIFT ACCESS TO THE FRONT DOOR CAN STAY OR GO!

Mileages: A19 - 1 mile, Easingwold - 4 miles and York - 12 miles. (Distances Approximate)

Retro Fitted Assisted Lift to the Front Door, Purpose Built Garden Room/Conservatory, UPVC Double Glazing And Gas Fired Central Heating.

Reception Hall, Lounge, Purpose Built Garden Room/Conservatory, 2 Double Bedrooms With Fitted Wardrobes, Two Bedrooms, Shower Room/WC.

Outside: Off Street Parking Front and Rear Landscaped Gardens.

Enjoying a delightful position in the centre of Tollerton with Village Green views close to the local amenities. Open View is an individually designed and built detached 2 bedroomed family home, revealing well proportioned accommodation set within attractive gardens.

An internal viewing is highly recommended to fully appreciate.

A side glazed and leaded UPVC entrance door opens to an L-shaped RECEPTION HALL with loft hatch access and woodgrain flooring.

The LOUNGE extends to over 18ft with a delightful elevated aspect to the front with views toward the Village Green. Attractive electric fireplace with timber surround, set on a polished granite effect hearth and matching inset.

The KITCHEN DINING ROOM has been comprehensively fitted with a range of cream 'Shaker' style fittings comprising cupboard and drawer floor units, space and plumbing for a washing machine and separate space for a slimline dishwasher. Fitted double electric oven, integrated fridge. Electric hob with concealed extractor over, flanked by granite effect preparatory work surfaces, inset ceramic sink unit with side drainer and swan style mixer tap, beneath a UPVC double glazed window. uPVC double glazed door to the





front with matching windows to both sides and external canopy.

To the rear a full width PURPOSE BUILT GARDEN ROOM/ CONSERVATORY of brick construction with uPVC double glazed windows and roof with a sliding door opening onto the delightful low maintenance rear gardens.

TWO DOUBLE BEDROOMS both benefitting from a range of built-in shelved cupboards with hanging rail.

Fully wall tiled SHOWER ROOM comprising a fitted shower cubical, uPVC frosted double glazed window to the side below a vanity basin with white gloss modern cupboards, low suite WC.

OUTSIDE - Approached from The Main Street of Tollerton a brick sett driveway to the front provides off street for two vehicles flanked by well stocked borders. At the rear is a fully enclosed garden presently laid with brick setts for ease of maintenance and having a shaped and raised rockery with planters and benefits from a timber store, greenhouse and generous shed.

LOCATION - Tollerton is a popular village located approximately 20 minutes drive from the centre of York and approximately 4 miles from the Georgian Market Town of Easingwold. The village amenities include a village store/post office, village hall, tennis courts, Doctors surgery, public house and cricket club. There is also a bus service on a daily basis to the highly regarded Easingwold School.

POSTCODE - YO61 1PS.

COUNCIL TAX BAND - B.

TENURE - Freehold.

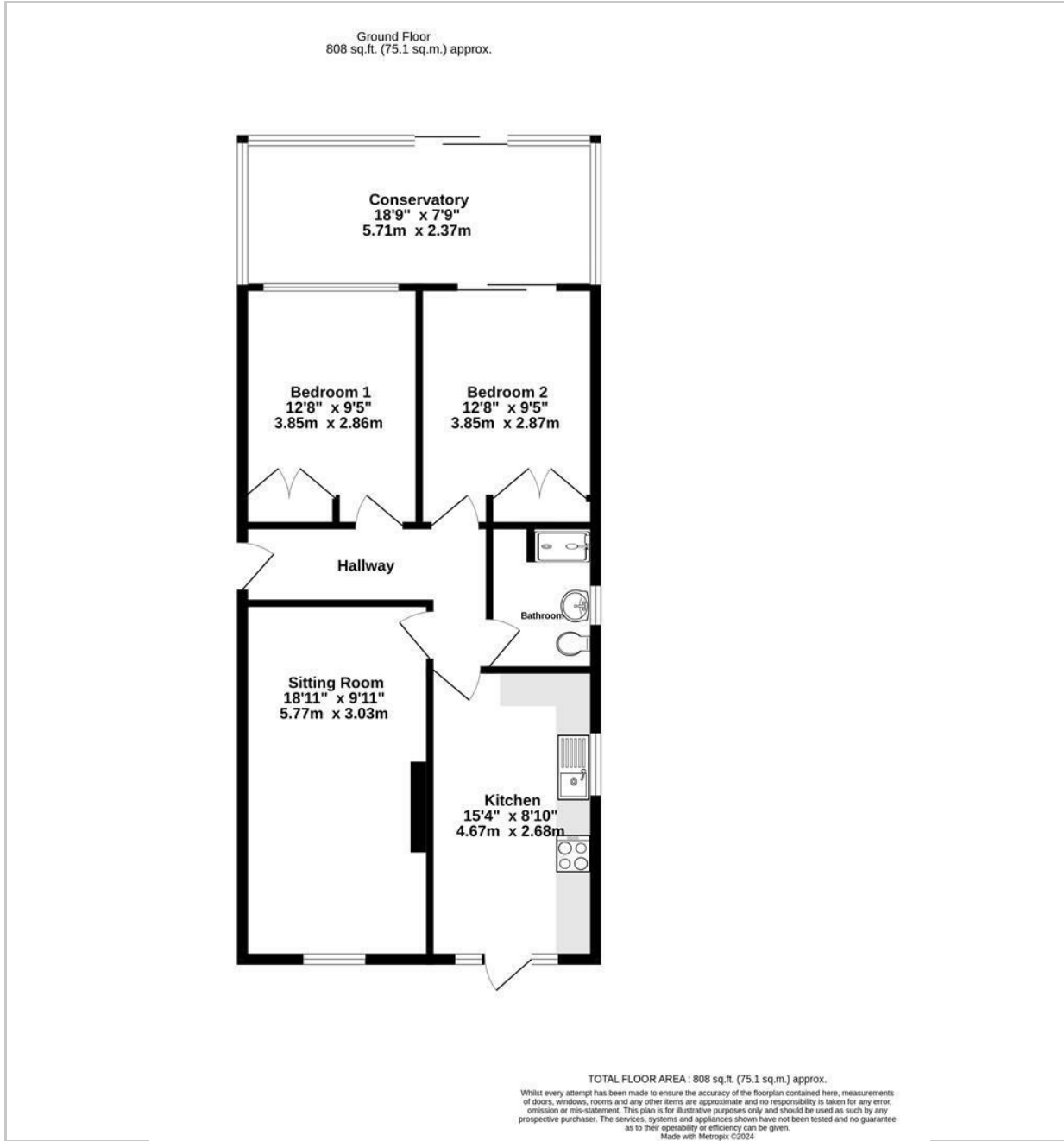
SERVICES - Mains water, electricity and drainage, with gas central heating.

DIRECTIONS - From our central Easingwold office, proceed south along Long Street and continue onto York Road. Turn left at the roundabout onto the A19 towards York, proceed for some distance and turn right towards Tollerton signposted is positioned on the left hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold. Tel: 01347 822800- Email: easingwold@churchillsyork.com.



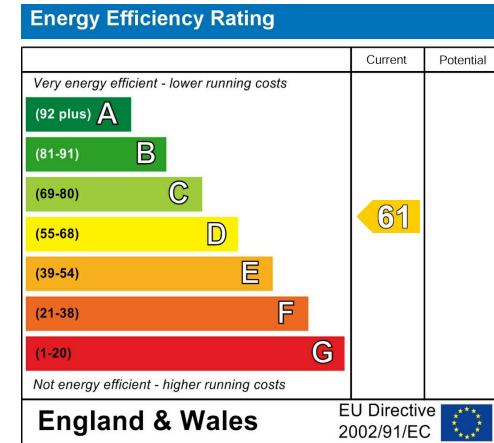
FLOOR PLAN



LOCATION



EPC



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