



Tollesby Road, Acklam

£225,000

3 1 2



Located in a much sought-after residential area, this beautifully presented and charming three-bedroom semi-detached home offers a perfect blend of character and practicality, making it ideal for family living, for professionals and retirees.

Ground Floor - A spacious and eclectic hallway that sets the tone for the rest of this impressive home. Doors lead off to all main rooms and stairs lead to a half landing. Two well proportioned reception Rooms.

There is a front-facing lounge featuring a stunning bay window, original wooden flooring that is beautiful and adds warmth, and an eye-catching feature period fireplace. To the rear, the dining room has a garden theme together with French doors opening onto a decked area, perfect for entertaining.

Kitchen Breakfast Room - This room is stylish and functional, with lots of worksurfaces, and a range of wall and base units, a breakfast bar at the window and integrated appliances, including a single oven with electric hob, extractor, fridge, freezer and washing machine. Dual-aspect windows provide plenty of natural light and a fantastic bonus is the walk-in pantry which is fitted with shelves.

A door from the kitchen leads to a rear lobby, giving access to the garden and a convenient downstairs w/c.

First Floor - Master Bedroom enjoys a large bay window to the front and a charming period fireplace. Bedroom Two, also a generous double with a window to the rear. Bedroom Three; As well as being a good sized single bedroom, this room - with its beautiful and distinctive square bay window to the side. House Bathroom with the luxury of a four-piece suite, including a bath and a separate shower, part-tiled walls, a ladder radiator and a window to the rear.

Externally - To the front is a neat lawned area, a driveway, which offers ample parking. To the side of the property, where there is additional space providing the option for storage or extra parking.

To the rear, a generous low-maintenance garden with a detached bar which was the garage.



33 Tollesby Road, Linthorpe TS5 7PH

Approximate gross internal area
House - 108 sq m - 1163 sq ft



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



- Character House, period features
- Lounge - bay window & period fireplace
- Kitchen/breakfast room – walk-in pantry
- First floor bathroom – shower & bath
- Driveway – parking & garage (now a bar)
- Semi-detached - 3 bedrooms
- Dining room – French doors to garden
- Downstairs cloakroom/wc
- Front and rear gardens
- Wide range of local amenities



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.kathrynbarrestateagents.co.uk

Holme Lane, Seamer
North Yorkshire, TS9 5LL



Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707
kathryn@kathrynbarrestateagents.co.uk