

Blenkin

& Co



SMITHY COTTAGE • TOLLERTON • YORK

# Smithy Cottage, Tennis Court Lane, Tollerton, York YO61 1QE



GROSS INTERNAL FLOOR AREA  
APPROX. 1594.13 SQ FT / 148.1 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1594.13 SQ FT / 148.10 SQ M - (Including Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

## SMITHY COTTAGE

Tollerton, York, North Yorkshire  
YO61 1QE

Easingwold 4 miles • York 10 miles • A1 10 mile

**New two bedroom single storey  
property built to a high  
specification on a bespoke  
development**

Entrance hall • family bathroom •  
bedroom 2 • utility room • kitchen/dining  
room • living room • study • bedroom 1 •  
ensuite.

Single garage • parking for 2 cars

**For Sale Freehold**



Smithy Cottage is a great example of a bespoke property built by well-known developers Ambleside Homes. Tennis Court Lane is a development of 3 two-storey houses and 1 single storey house in the sought after village of Tollerton, near York. Just a short walk from the village shop and post office, each house comes with a landscaped garden, garage and 2 or more parking spaces. The properties have been thoughtfully designed to maximise natural light with large timber windows and French doors; and feature underfloor heating powered by an eco-friendly air source heat pump. All properties will benefit from electric charging points and fibre broadband connections.

- High specification kitchen designed by Studio 35 of Blossom Street
- Neff integrated appliances and quartz worktops
- Roper Rhodes sanitary ware in the Ensuite and family bathroom
- Fitted Hammonds wardrobe to bedroom one
- Air source heat pump with underfloor heating throughout
- Kitchen/dining room extending to over 375sqft.
- Landscaped gardens surrounding the property
- Good sized study which could be an occasional bedroom.
- Very energy efficient with a predicted EPC rating of B



**Tenure:** Freehold

**EPC Rating:** B

**Services & Systems:** Mains electricity, water and drainage. Air Source Heat Pump.

**Fixtures & Fittings:** N/A

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Directions:** As you enter Tollerton from the South end of the village on Newton Road, the Black Horse pub will be on your right and the village green on your left. Carry on to Alne Road and take a left onto Tennis Court Lane. Follow the road and you will see the development on your right.

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs and particulars: April 2024.