



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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**Situated in the popular village of Tollerton this well presented two bedroom semi detached bungalow is sure to appeal. Benefiting from extensive double glazing and gas fired central heating it briefly comprises: entrance lobby, kitchen, lounge/diner, inner hallway, two bedrooms and a bathroom. There are gardens front and rear, a driveway for off street parking and there is a summerhouse and workshop/store. A viewing is highly recommended to appreciate this lovely property. Council Tax Band B and EPC rating C. Apply Easingwold Office on 01347 823535.**

- TWO BEDROOMS
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND B
- BUNGALOW
- POPULAR VILLAGE
- SEMI DETACHED
- EPC RATING C

## **ENTRANCE LOBBY**

Accessed via composite front door, cloaks cupboard housing central heating boiler

## **KITCHEN**

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit with mixer tap, electric cooker point, overhead extractor hood, plumbing for washing machine, windows x 2 to side aspect, radiator

## **LOUNGE/DINER**

Window to front aspect, radiator, feature cast iron wood burning stove

## **INNER HALLWAY**

Loft access point, storage cupboard

## **BEDROOM ONE**

Fitted wardrobe, window to rear aspect, radiator

## **BEDROOM TWO**

Fitted wardrobe, window to rear aspect, radiator

## **BATHROOM**

Panelled bath with electric shower over, vanity unit with inset wash basin, low flush wc, opaque window to side aspect, ladder style radiator

## **GARDEN**

To the front of the property is an enclosed garden laid to gravel for ease of

maintenance. The rear garden is paved again for ease of maintenance. There is also a workshop/store and summerhouse which both have power and light laid on.

## **PARKING**

There is a driveway with room for off street parking.

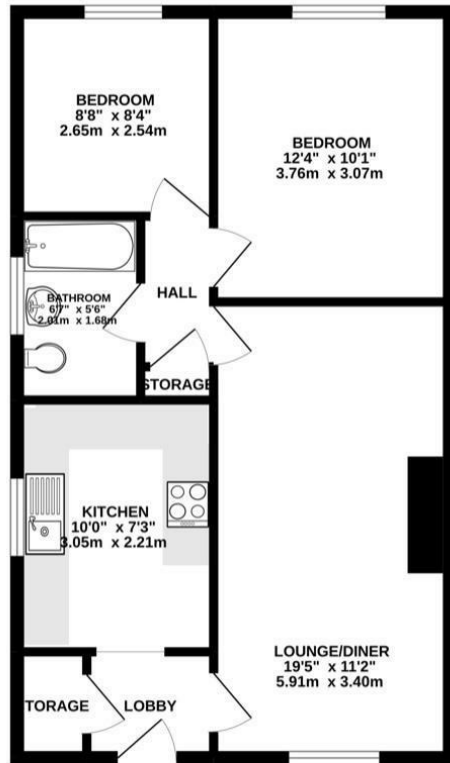
## **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

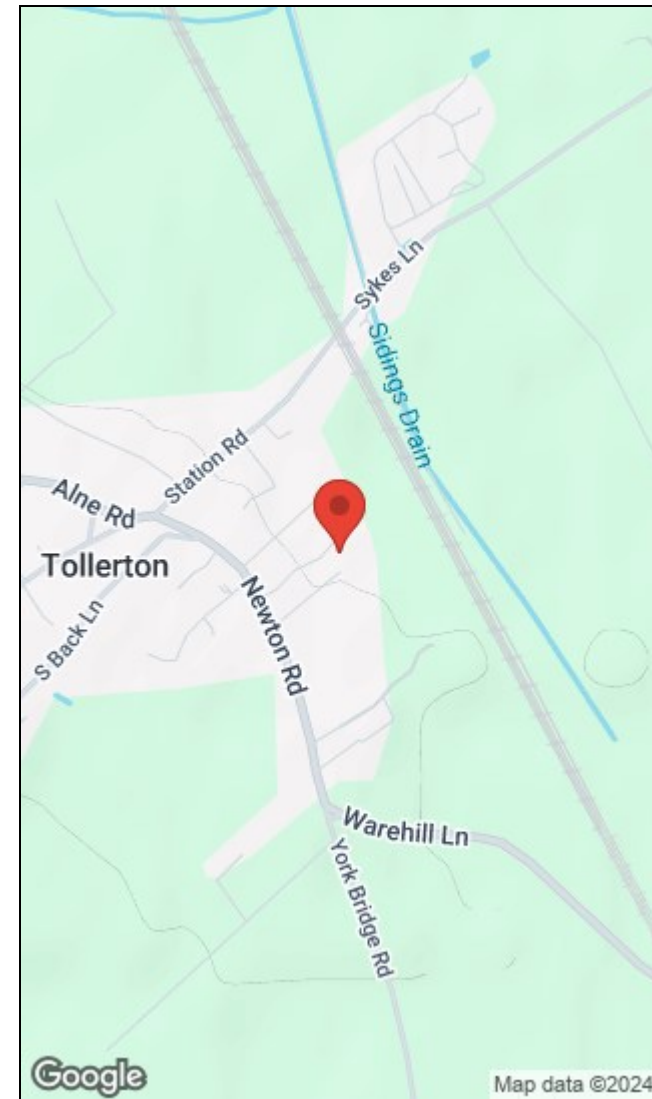




GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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