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The White Cottage Flawith Road, Tholthorpe, York, YO61 1SL

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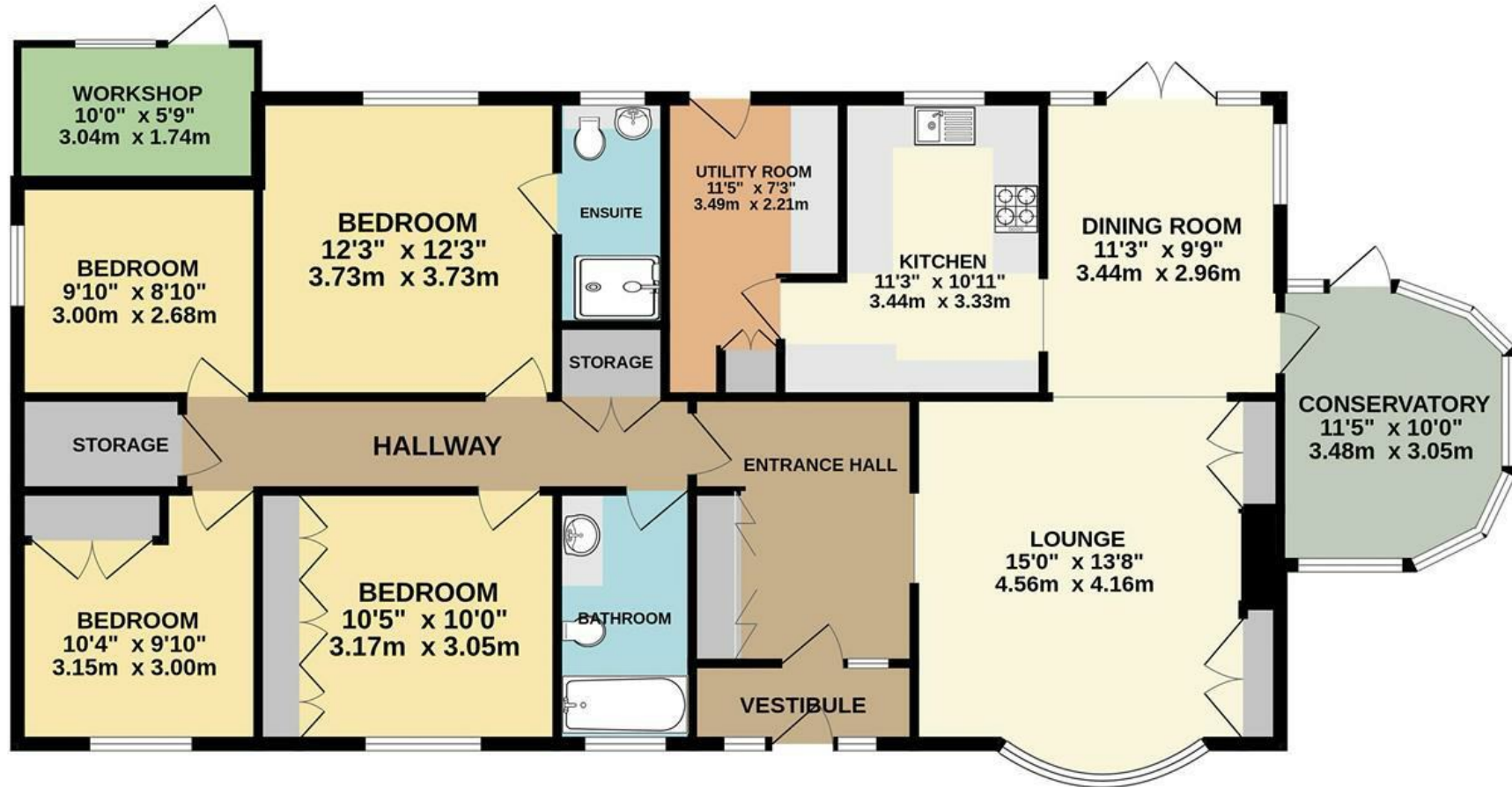
Guide Price £450,000

Looking for a project to create your own family home then this could be the one for you. This spacious four bedroom detached bungalow situated in the picturesque village of Tholthorpe is in need of some modernisation as it is but also has planning permission in place to create an additional floor as well as a single storey extension to the side. Benefiting from extensive double glazing and oil fired central heating it comprises: porch, entrance hallway, lounge/diner, kitchen, utility room, conservatory, inner hallway, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There are private gardens to three sides, and a double garage. A viewing is highly recommended to appreciate the potential this property has to offer. EPC rating E and Council Tax Band E. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR

1434 sq.ft. (133.2 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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		77
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(31-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

PORCH

Accessed via fully glazed Upvc front door, full length glazed panels to side, exposed brick wall, tiled floor, timber door to entrance hallway

ENTRANCE HALLWAY

Cloaks cupboard, radiator, archway to lounge/diner

LOUNGE/DINER

L shaped

LOUNGE AREA

13'7" x 16'0"

Window to front aspect, radiator, exposed beams, recessed ceiling lights

DINING AREA

9'8" x 10'9"

Fully glazed french doors to rear aspect, window to side aspect, radiator, fully glazed door to conservatory, opening to kitchen

CONSERVATORY

10'0" x 11'5"

Radiator, fully glazed door to rear aspect

KITCHEN

10'5" x 10'8"

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, electric cooker point, plumbing for dishwasher, radiator, tiled floor, window to rear aspect, ceiling spotlights

UTILITY ROOM

7'0" x 10'9"

Floor mounted oil fired central heating boiler, plumbing for washing machine, airing cupboard, tiled floor, radiator, opaque window and door to rear aspect

INNER HALLWAY

Walk in storage cupboard, linen cupboard, radiator

BEDROOM ONE

11'2" x 12'4"

Window to rear aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, radiator, fully tiled walls, recessed ceiling lights, opaque window to rear aspect

BEDROOM TWO

10'0" x 10'4"

Fitted wardrobes, window to front aspect, radiator

BEDROOM THREE

9'8" x 10'4"

Fitted wardrobe, radiator, window to front aspect

BEDROOM FOUR

8'7" x 9'9"

Window to side aspect, radiator

BATHROOM

Panelled bath with main shower over, fitted screen, vanity unit with inset wash basin, low flush wc, opaque window, radiator

OUTSIDE

There are gardens to three sides of the property. To the front the garden is laid mainly to lawn with shrubs and trees and a hedged boundry. To the side it is laid mainly to lawn and there is a pond and a greenhouse. The rear consists of a lawned area, borders of mature shrubs and trees and a patio area. There is an additional storage shed, outbuilding/workshop.

DOUBLE GARAGE

A block paved driveway with ample room for off street parking leads to a double garage. This has a window to the side and power and light laid on. It also has a personnel access door.

PLANNING PERMISSION

There is planning permission in place to create a second storey as well as a single storey extension to the side. More details are available on the North Yorkshire Council website (planning department)

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.











