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Orchard Croft Main Street, Tollerton, YO61 1PS

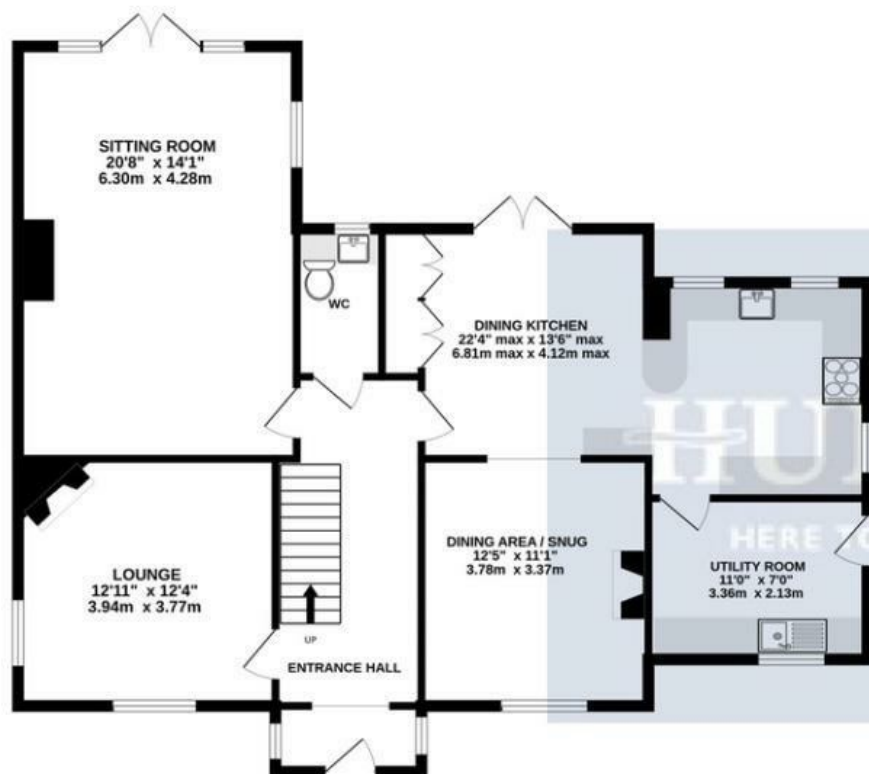
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Guide Price £795,000

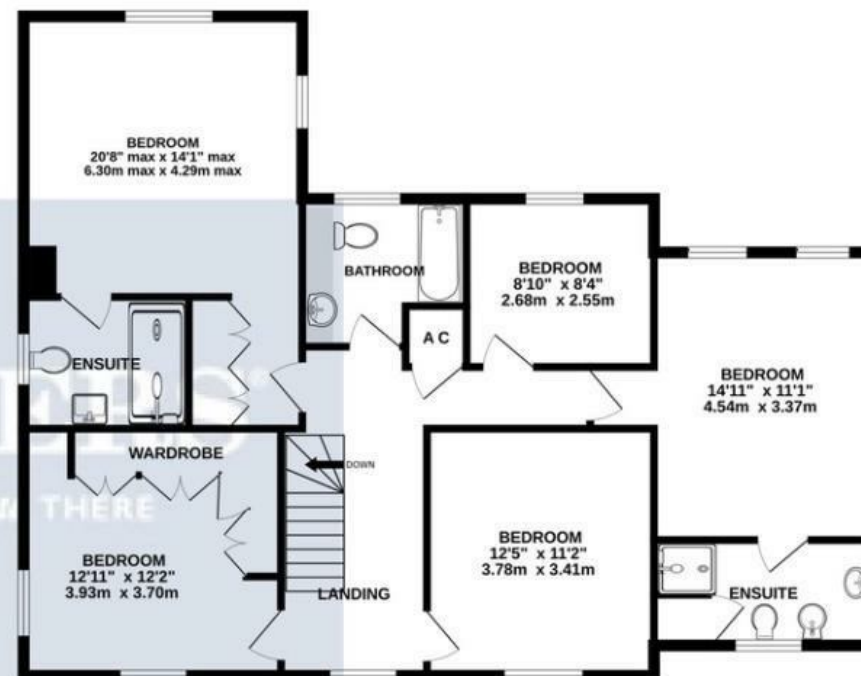
Situated in the popular village of Tollerton this five bedroomed detached family home offers space and versatility. Providing over 2300 sq ft of accommodation it briefly comprises: entrance lobby, hallway, lounge, sitting room, dining room/snug, dining kitchen, utility room and wc. To the first floor is the main bedroom with en-suite facilities, a guest bedroom with en-suite facilities, three further bedrooms and a family bathroom. Externally to the front are raised beds, a block paved driveway with ample room for off street parking and a larger than average double garage. The rear garden is landscaped and on two levels. The property benefits from gas fired central heating, extensive double glazing and a viewing is highly recommended to appreciate this beautiful home. EPC rating B and Council Tax Band G. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com

GROUND FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 2186 sq.ft. (203.1 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) <b>A</b>                          |  | <b>81</b>               | <b>8</b>                                                                              |
| (81-91) <b>B</b>                            |  |                         |                                                                                       |
| (69-80) <b>C</b>                            |  |                         |                                                                                       |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

## **TOLLERTON**

Tollerton is a rural village nestled in the Vale of York, located 10 miles north of York and 5 miles south of Easingwold. Tollerton offers a charming and welcoming atmosphere. At the heart of the village lies the Green, where you'll find the Tollerton Village Store and Post Office. The village is also home to St. Michael's Church and two public houses.

## **ENTRANCE LOBBY**

Accessed via part glazed composite front door, windows to side aspects, wood effect flooring, radiator, opening to hallway

## **HALLWAY**

Wood effect flooring, stairs to first floor, radiator

## **LOUNGE**

Windows to front and side aspects, fireplace with granite back and hearth with wood surround and coal effect gas fire, wood effect flooring, radiator

## **SITTING ROOM**

Coal effect gas fire with cast iron insert set in a marble surround with a granite hearth, window to side aspect, part glazed double doors to rear garden, full length glazed panels to either side, radiator

## **SNUG/DINING AREA**

Just off the dining kitchen this has wood effect flooring, a window to the front aspect and a radiator

## **DINING KITCHEN**

Fitted with a range of base and wall mounted units as well as an array of full length cupboards, matching preparation/work surfaces and inset ceramic sink unit. Space for a range cooker, overhead extractor, integrated appliances to include dishwasher, fridge/freezer and microwave, wood effect flooring, windows x 2 to rear aspect, window to side aspect, part glazed double doors to rear garden, vertical radiators x 2

## **UTILITY ROOM**

Fitted with a range of base and wall mounted units with matching work surface, inset single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, window to front aspect, wall mounted cupboard housing central heating boiler, part glazed door to side aspect, vertical radiator, wood effect flooring

## **WC**

Low flush wc, vanity unit with inset wash basin, wood effect flooring, ladder style radiator, opaque window to rear aspect, recessed ceiling lights

## **FIRST FLOOR LANDING**

Cupboard housing hot water system, radiators x 2, loft access point

## **MAIN BEDROOM**

Fitted wardrobes, windows to front and side aspects, radiator.

## **EN-SUITE SHOWER ROOM**

Walk in double shower unit with feature mains shower, vanity unit with inset wash basin, low flush wc, wood effect tiled flooring, ladder style radiator, opaque window to side aspect, recessed ceiling lights

## **BEDROOM TWO**

Windows x 2 to rear aspect, radiator

## **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, bidet, tiled floor, storage cupboard, part tiled walls, ceiling spotlights, radiator, opaque window

## **BEDROOM THREE**

Window to front aspect, radiator

## **BEDROOM FOUR**

Fitted wardrobe, radiator, recessed ceiling lights, window to front aspect

## **BEDROOM FIVE**

Window to rear aspect, radiator

## **FAMILY BATHROOM**

Panelled bath with mains shower overhead, vanity unit with inset wash basin, low flush wc, fitted cupboard, ladder style radiator, wood effect tiled flooring, opaque window, recessed ceiling lights

## **OUTSIDE**

To the front of the property steps lead up to beds of flowers and plants. Pedestrian access to both sides lead to the rear garden. This is on two levels with a patio area and a lawned area with borders of flowers, shrubs and plants.

## **GARAGE AND PARKING**

A block paved driveway affords ample off street parking and access to a larger than average double garage which has power, light and water. It has a window and twin electric roller doors.

## **ADDITIONAL INFORMATION**

We have been advised that the current Feed In Tariff income is >£2,000 p.a. based on generating approx. 3,000 kWh p.a.

## **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.















