



HUNTERS[®]
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Newton Road, Tollerton, York

Guide Price £500,000



Situated in the popular village of Tollerton this four bedroom semi detached family home is sure to appeal. Benefiting from gas central heating and extensive double glazing it briefly comprises: hallway, lounge, dining kitchen, study, utility room and wc. To the first floor is the main bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside there is an enclosed garden to the rear with sheds and outbuilding and there is off street parking to the side. Council Tax Band E and EPC rating D. Apply Easingwold Office on 01347 823535.

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.

HALLWAY

Accessed via part glazed composite front door, radiator, wood effect flooring, stairs to first floor, understairs storage cupboard

LOUNGE

Fireplace with beamed mantle, stone hearth and inset cast iron wood burning stove, sash window to front aspect, radiator

DINING KITCHEN

Open plan

KITCHEN AREA

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset ceramic sink unit, integrate dishwasher, fridge/freezer, rangemaster cooker, island, windows to rear and side aspects, tiled floor, vertical radiator

DINING AREA

Feature brick fireplace with stone hearth with inset cast iron wood burning stove, sash window to front aspect, radiator

STUDY

Fully glazed double doors to rear aspect, vertical radiator

REAR LOBBY/UTILITY AREA

Wood effect flooring, part glazed stable door to rear garden, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, radiator

WC

Low flush wc, vanity unit with inset wash basin, wood effect flooring, radiator, opaque window

FIRST FLOOR LANDING

Radiator

MAIN BEDROOM

Feature cast iron fireplace, sash window to front aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, recessed ceiling lights, extractor fan, wood effect flooring

BEDROOM TWO

Feature cast iron fireplace, fitted cupboard, sash window to front aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Window to rear aspect, feature brick wall, loft access point

BATHROOM

Free standing bath with tap shower attachment, walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, opaque window to rear aspect, vertical radiator, tiled floor, recessed ceiling lights

OUTSIDE

To the rear of the property is an enclosed garden. There is a decked covered seating area with a bar, there is an area of artificial lawn with borders of shrubs and two paved patio areas. At the bottom of the garden are sheds and an outbuilding which could be used for a number of things.

PARKING

To the side of the property is a driveway allowing off street parking

AGENTS NOTE

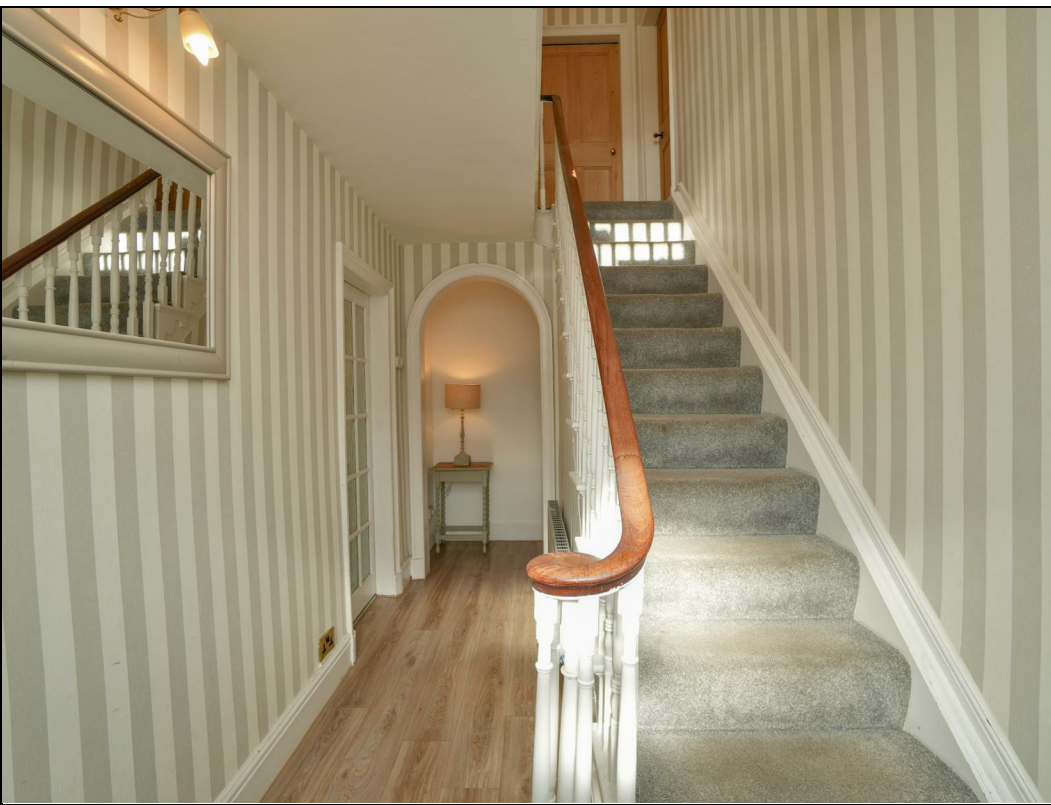
The neighbours next door have vehicular access across the driveway

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.





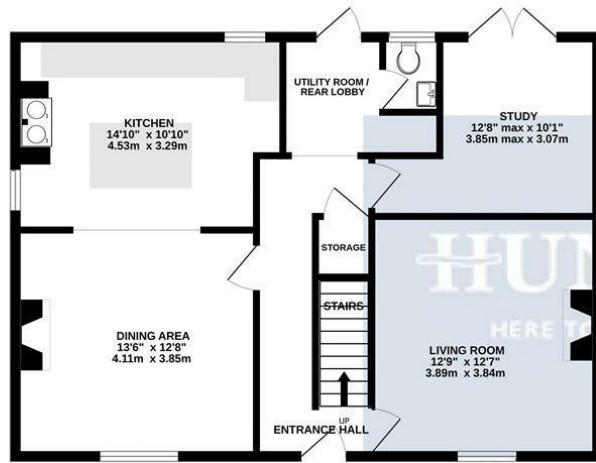




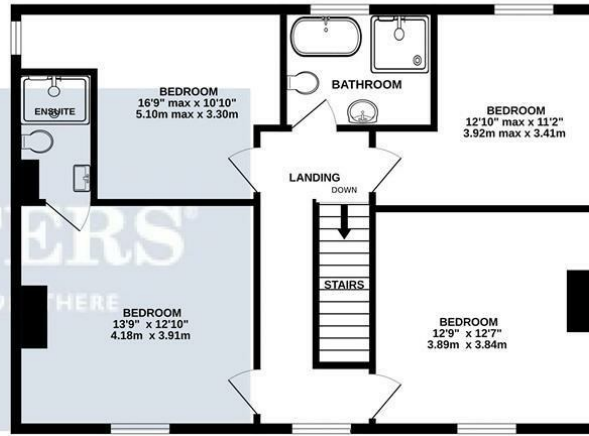




GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

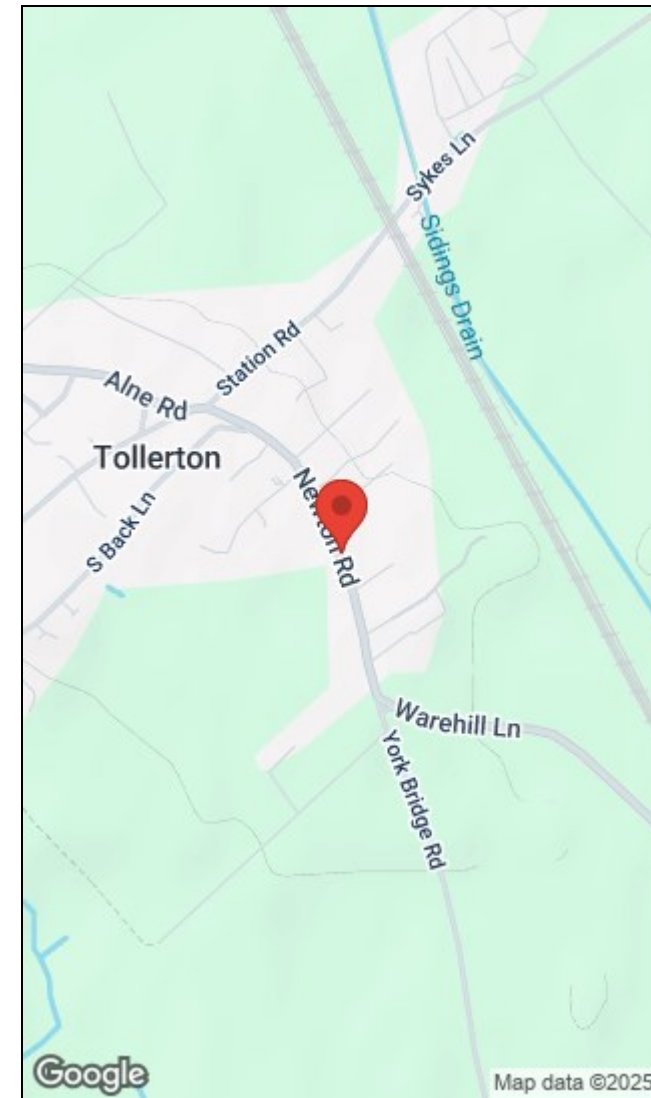


1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.8 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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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