

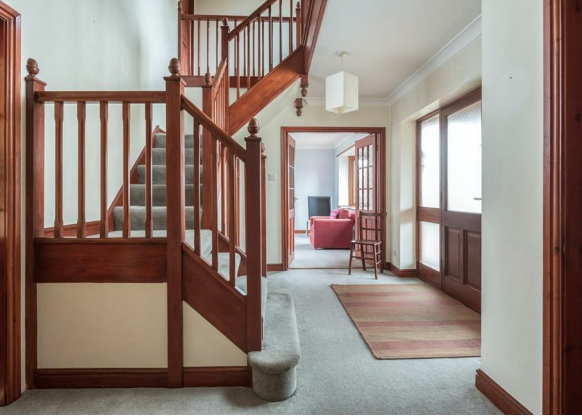


## The Green, Tholthorpe Guide Price £575,000

A rare and exciting opportunity to cosmetically update and improve a 1997 built 4 bedroom detached property in gardens and grounds approaching one third of an acre, providing over 2,240 sq ft of flexible living accommodation and enjoying views across the picturesque village green.

\*\*\* NO ONWARD CHAIN \*\*\*

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for stephensons1871.



### Inside

An entrance porch opens into a spacious reception hall featuring an impressive dog leg staircase with galleried landing above and doors leading off into a study/snug, formal dining room, 21'8" (6.60m) long sitting room with wood burning stove and a kitchen/breakfast room enjoying views across the village green and providing an exciting opportunity to update, replace and restyle the original kitchen units. The ground floor also features a cloakroom/wc off the reception hall and a useful utility room off the kitchen.



The spacious galleried first floor landing leads off into a generous master bedroom with village green views, 2 walk-in wardrobes and an en-suite shower room, 3 further double bedrooms and larger than average house bathroom with the original coloured suite and a further opportunity to update, replace and restyle. A drop down ladder in bedroom 4 allows access up to a versatile attic room (21'4 x 12'4) with skylight and a snooker table which is included in the sale.



Other internal features of note include double glazing and oil fired central heating which provides underfloor heating on the ground floor and radiators on the first floor. The property also provides an exciting opportunity to cosmetically update, replace and improve many of the original 1990's fixtures and fittings throughout this fabulous village home.

### Outside

The property overlooks the picturesque village green and stands with an L-shaped plot extending to around .30 of an acre with the front garden being laid mainly to lawn and a gated driveway providing generous parking and access into a detached double garage (21'10 x 17'10) with power, light and a versatile loft room (17'10 x 12'0) above.



The rear garden enjoys a good degree of privacy and provides a lawn, expansive paved seating area and a throughway into the delightful 100' (30.48m) long side garden which is mainly laid to lawn and leads down to a beck.

### Energy Efficiency

This property's current energy rating is D(64) and has the potential to be improved to an EPC of C(79).

### Services

We have been advised by the vendor that all main services are connected to the property, with the exception of mains gas.

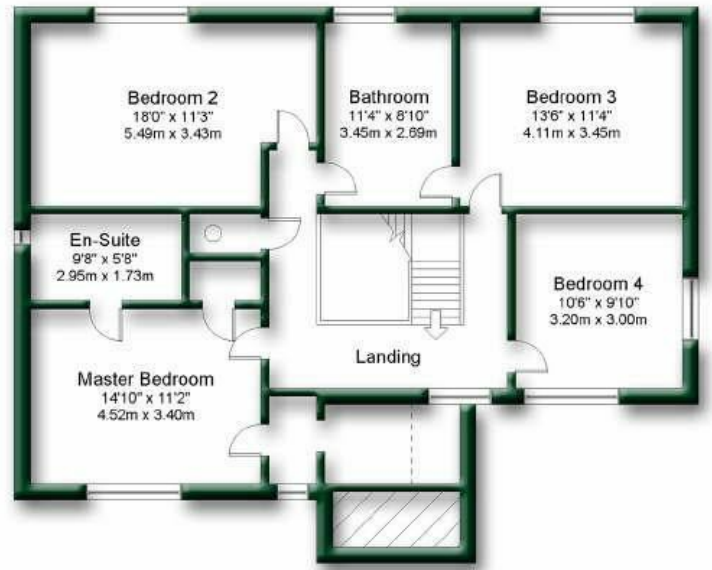
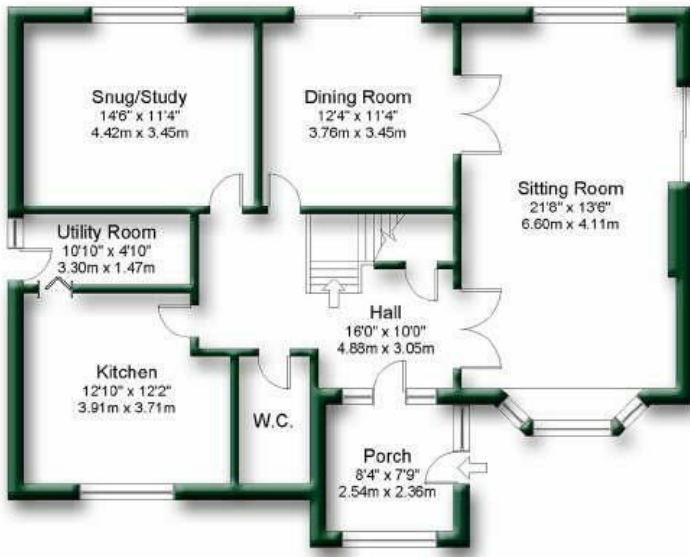
### Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of G. The postcode for the property is YO61 1SN.

### Tenure

We have been informed by the vendor that the property is freehold.

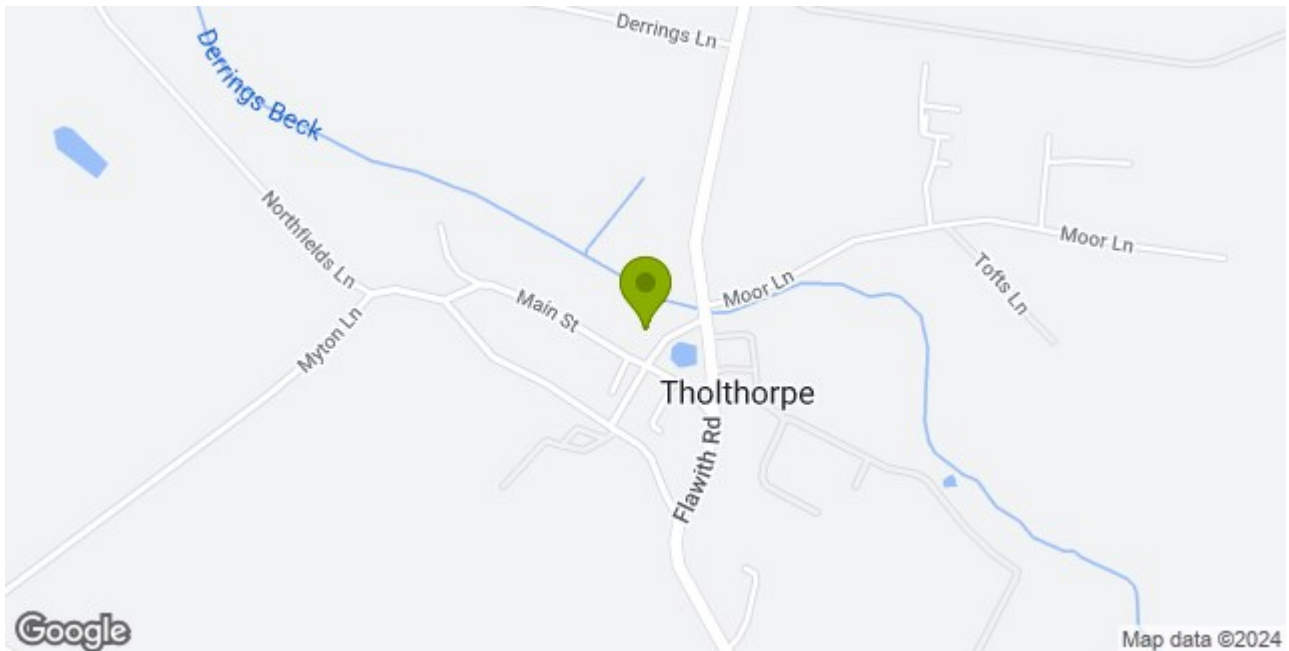




Ground Floor

First Floor

Gross internal floor area (approx.): 208.8 sq m (2,248 sq ft) Not to Scale. Copyright © Apex Plans.



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

