



Main Street, Tollerton Guide Price £585,000

Built in 1849 as the headmaster's house to the village school, this outstanding period home is located on the picturesque Main Street and features 2 formal reception rooms, dining kitchen and utility room, 3 first floor bedrooms (1 with en-suite shower room) and a bathroom plus a fabulous 2nd floor 4th bedroom and walk-in wet room, complemented by generous parking, garage and a delightful walled rear garden.

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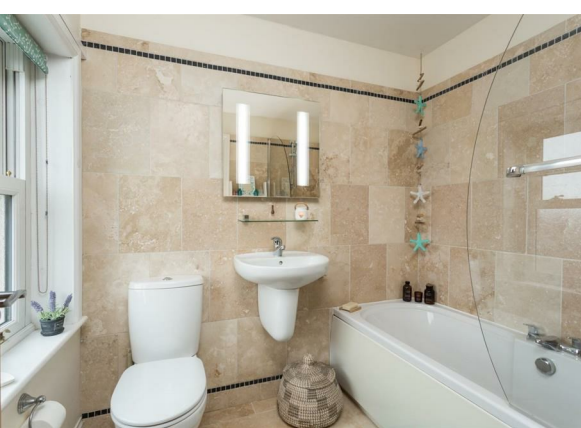
Inside

A 20'3" (6.17m) long reception hall leads off into a spacious 19'6" (5.94m) long dual aspect sitting room with period style fireplace and a charming snug with wood burning stove, and a throughway into the impressive dining kitchen that features a high vaulted ceiling with 2 skylights, double doors out into the rear garden and a range of base and wall storage cupboards, central island and freestanding appliance space, complemented by a utility room and shower room leading off. The extended ground floor living space also features a useful rear lobby/boot room off the reception hall.



The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 2 further bedrooms and a bathroom. An elegant oak staircase off the first floor landing leads up to a fabulous 2nd floor mezzanine landing area, with skylight and rural glimpses, which leads off into a 4th bedroom and a walk-in wet room.

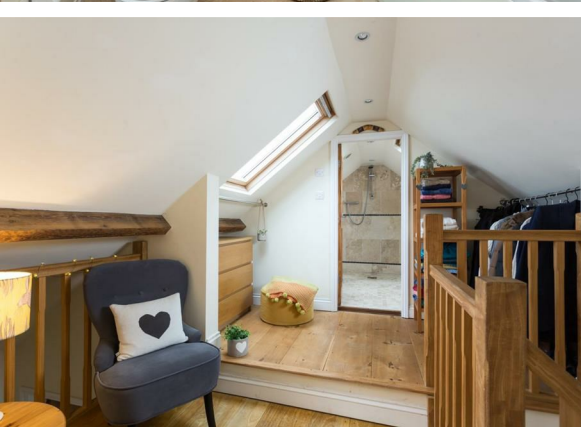
Other internal features of note include gas fired radiator central heating and double glazing.



Outside

The block paved driveway at the front of the property provides generous parking and access into an attached 19'5" (5.92m) long garage, complemented by box hedged borders with climbing wisteria and raised borders with weeping cherry and magnolia trees.

The delightful walled rear garden features a lawn and a generous paved seating area and is complimented by raised borders plus gated access to the side.



Services

We have been advised by the vendor that all main services are connected to the property.

Energy Efficiency

This property's current energy rating is E (46) and has the potential to be improved to an EPC of C (72).

Council Tax & Postcode

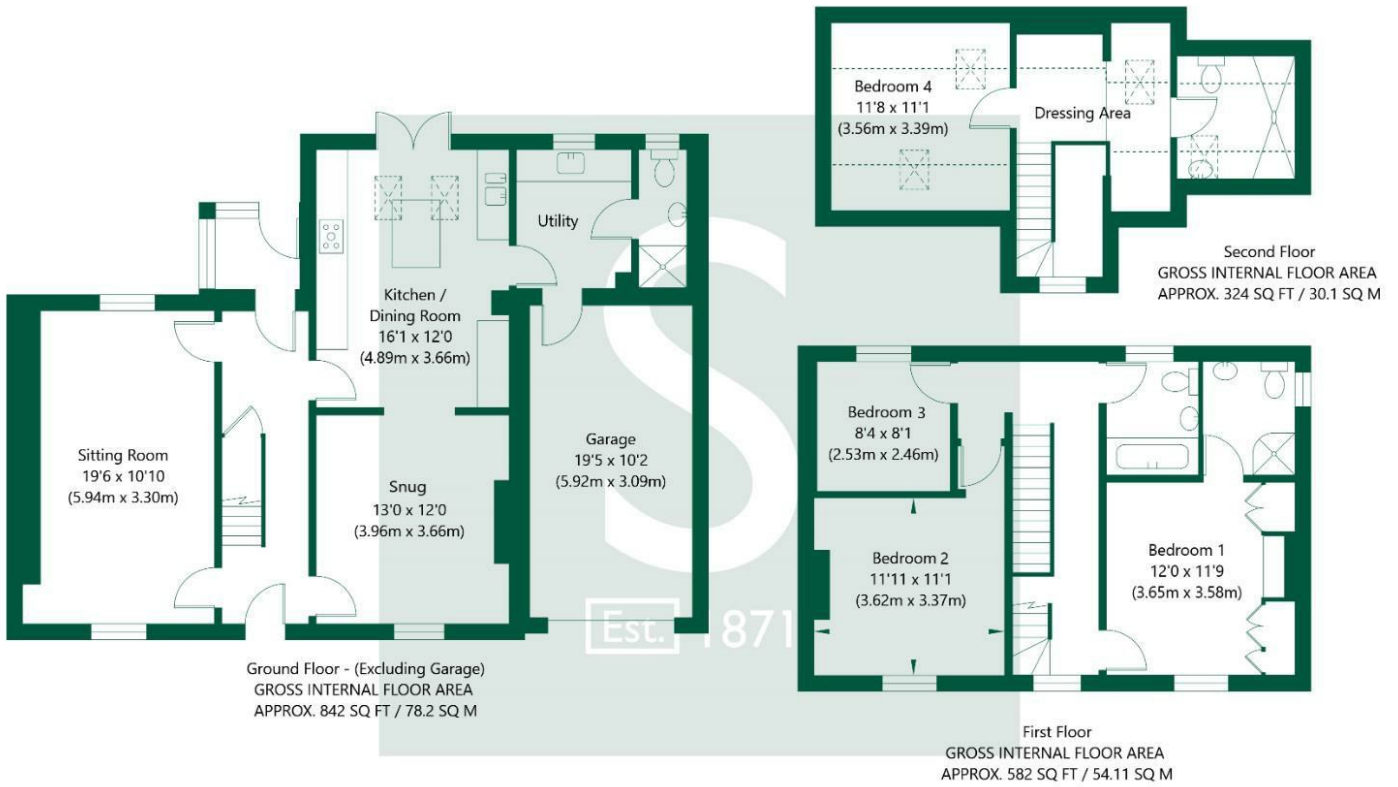
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 1QQ.

Tenure

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



Main Street, Tollerton, York, YO61 1QQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1748 SQ FT / 162.41 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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