



Kyle Close, Tollerton Guide Price £299,995

A fabulous 3 bedroom semi-detached property enjoying an enviable cul-de-sac position with rural views and featuring extended ground floor living space that includes a sitting room with open fire, dining kitchen with wood burning stove and separate snug.

*** GARAGE & GARDENS ***

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

A reception hall with tiled floor leads off into a sitting room with open fire and a spacious dining kitchen featuring a wood burning stove generous worktop space and a range of base and wall storage cupboards complemented by freestanding appliance space. Leading off the dining kitchen is a delightful snug with double doors opening out into the garden plus a side lobby with cloakroom/wc.

The first floor landing offers rural views and doors leading off into 2 double bedrooms, 1 single bedroom and a stylish shower room.

Other internal features of note include gas fired radiator central heating, double glazing and a drop down ladder off the landing allowing access up into partially boarded loft storage space.



Outside

The front garden is mainly laid to lawn and a block paved driveway provides parking and gated access onto a further area of block paved parking plus a single garage to the left of the 3 other single garages.

The rear garden is also laid to lawn and enjoys rural views beyond the fenced side boundary.



Council Tax & Postcode

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

Energy Efficiency

This property's current energy rating is D(66) and has the potential to be improved to an EPC of B(82).

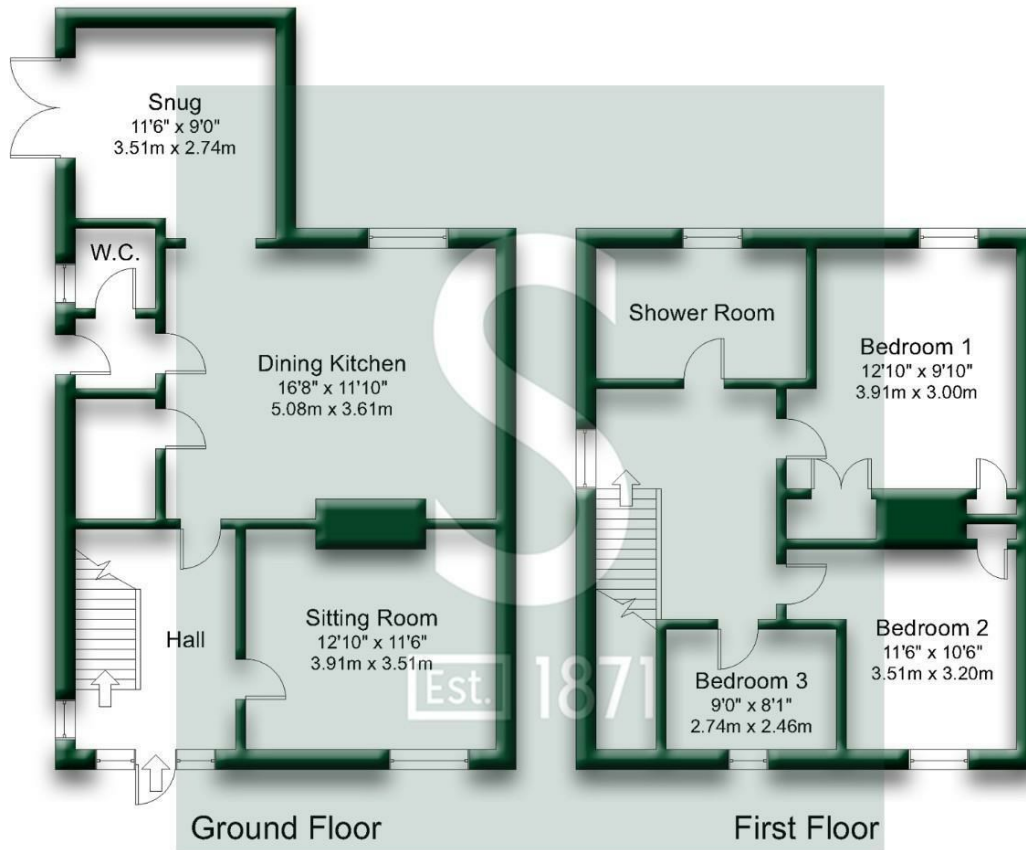
Services

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

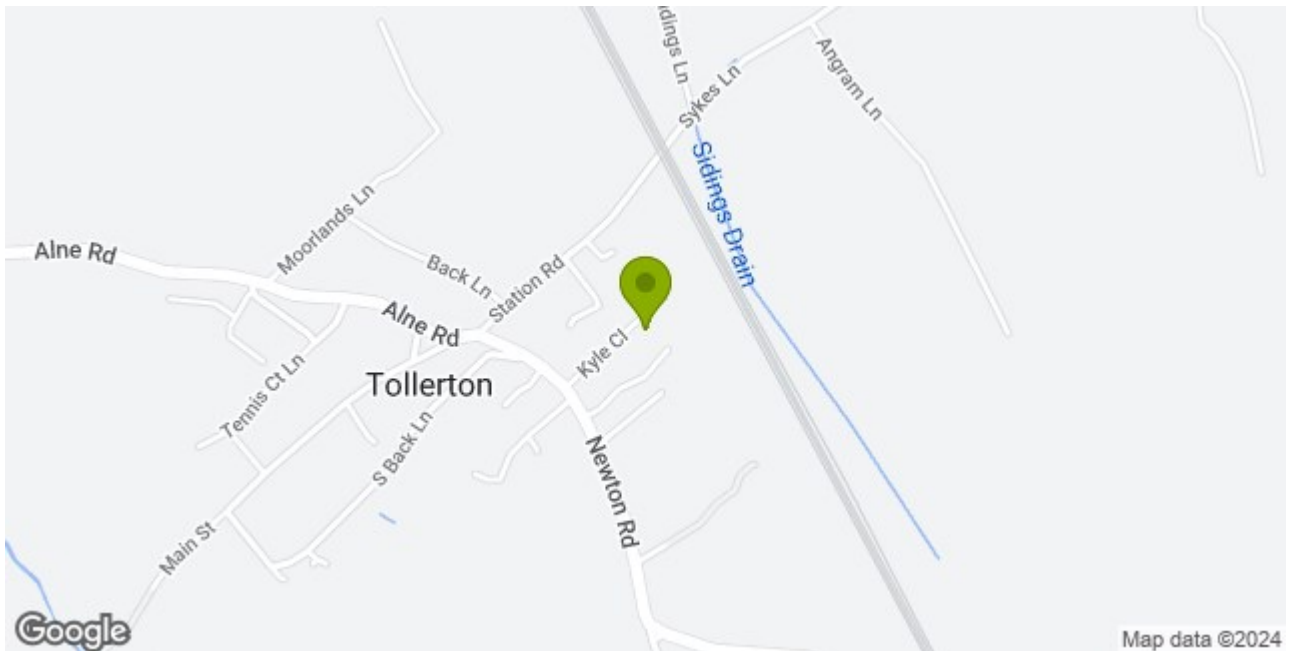
Tenure

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





Gross internal floor area (approx.): 95.9 sq m (1,033 sq ft)
 Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.
 For illustrative purposes only. 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

