



Church Close, Tollerton Guide Price £365,000

A beautifully presented 4 bedroom detached property enjoying an enviable cul-de-sac position and featuring 2 formal reception rooms, kitchen with dining bar, luxurious family bathroom, stylish en-suite shower and a delightful rear garden.

*** DOUBLE WIDTH DRIVE & INTEGRAL GARAGE ***



Inside

A reception hall with cloakroom/wc leads off into a formal dining room, sitting room with feature fireplace and a fabulous kitchen with timber worktops incorporating a breakfast bar, base and wall storage cupboards and an integrated dishwasher, complemented by freestanding appliance space and access out into the south facing rear garden.

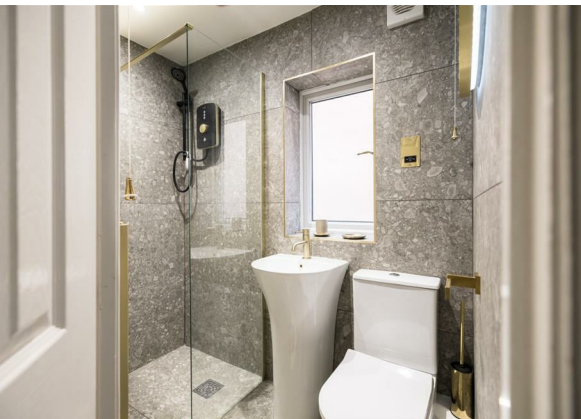


The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 3 further bedrooms (2 with fitted wardrobes) and a stylish house bathroom.

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

Outside

A double width block paved driveway at the front of the property provides parking and access into an integral single garage.



The delightful south facing rear garden features a newly laid decked seating area with pergola, small fish pond, shed and a host of maturing shrubs.

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 D (66) and has the potential to be improved to an EPC of C (80).

Council Tax & Postcode

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

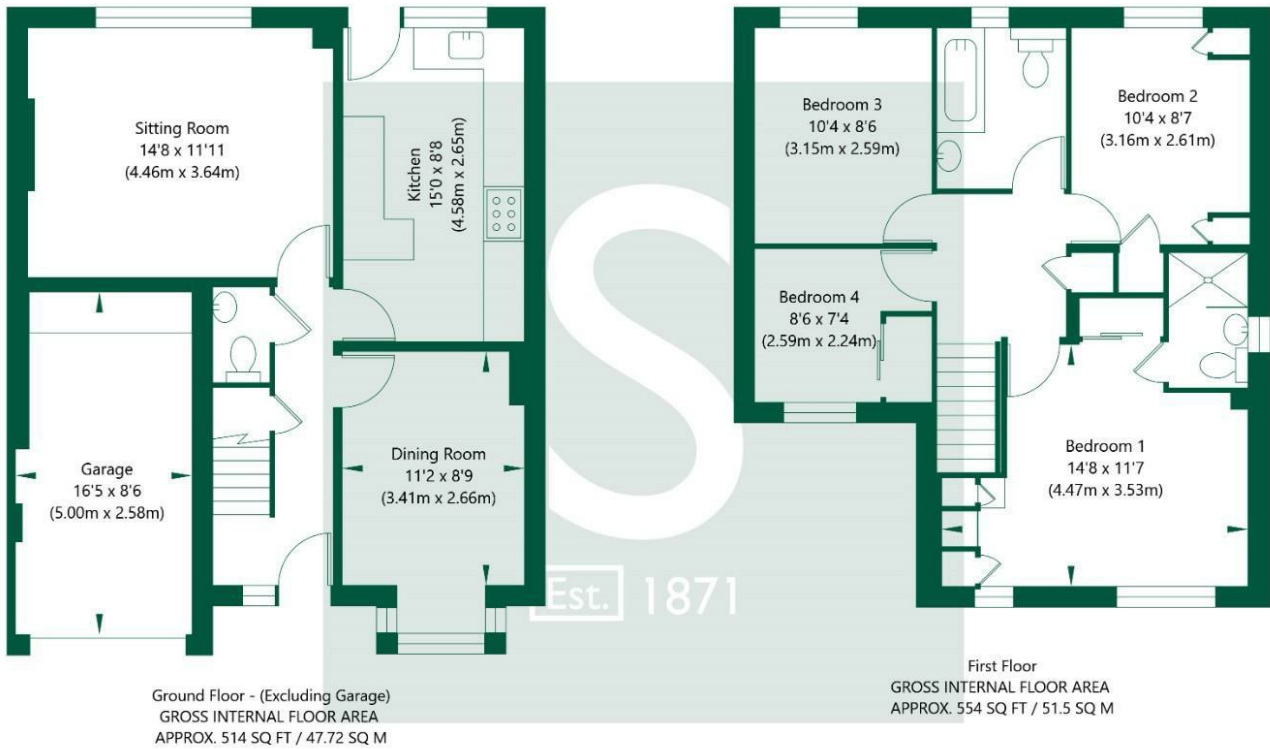


Tenure

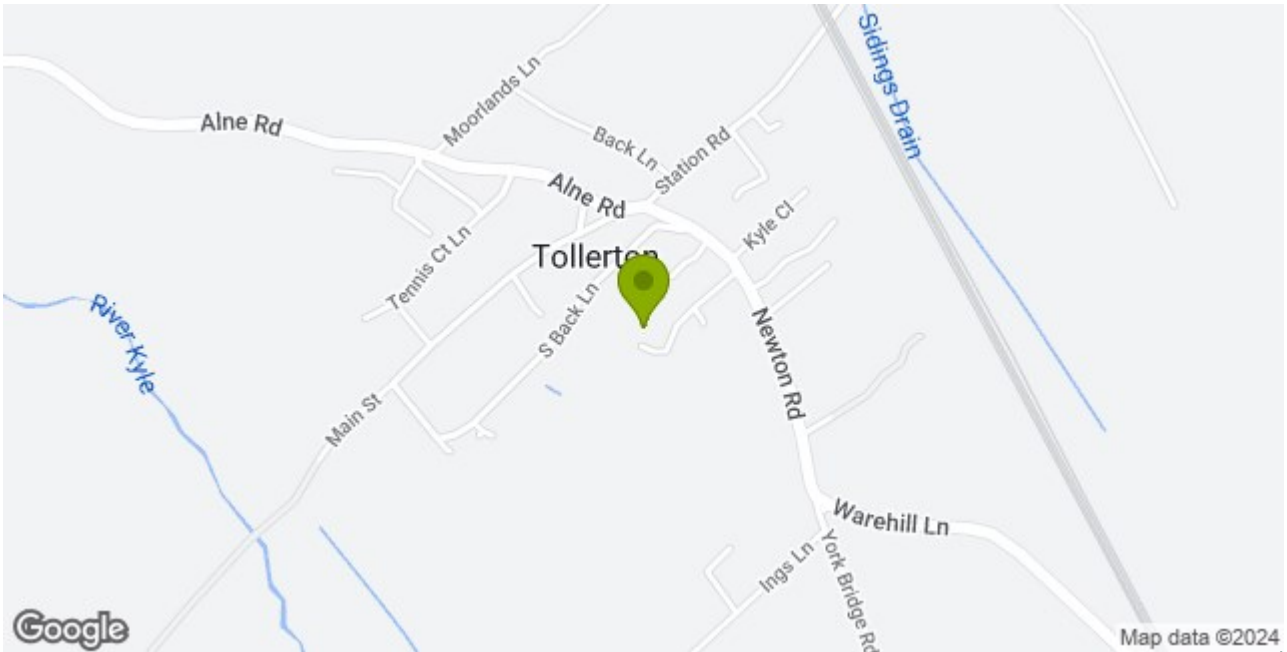
We have been informed by the vendor that the property is freehold.



Church Close, Tollerton, York, YO61 1QS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1068 SQ FT / 99.22 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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