



Main Street, Tholthorpe Guide Price £575,000

A fabulous 4 bedroom detached village home built in 1939 and set within an idyllic plot of over one third of an acre. Features include 2 formal reception rooms, dining kitchen and en-suite bathroom to the principal bedroom complemented by a double garage, versatile former stable and productive vegetable and fruit gardens

*** FAR REACHING RURAL VIEWS TO THE REAR ***



Inside

Built on the site of the former village blacksmiths in 1939 and owned by the same family since 1975, this delightful village home provides on the ground floor a reception hall with under stairs storage cupboard and doors leading off into a cloakroom with adjoining wc and 2 formal reception rooms, both with rustic redbrick open fireplaces. The dining kitchen offers a generous range of storage cupboards, integrated fridge, freestanding appliance space and rear garden views complemented by a useful utility room leading off.



The first floor landing leads off into a 15'10" (4.82m) long principal bedroom with fitted wardrobes, en-suite bathroom and fabulous rear garden and rural views. The first floor also provides 3 further bedrooms (all with fitted wardrobes) and a bathroom.

Other internal features of note include an oil fired central heating system to radiators and double glazing to all windows.

Outside

The property stands within glorious gardens and grounds of around 0.35 of an acre with the front garden being mainly laid to lawn and a driveway to the side providing parking and access into a detached double garage.



The beautiful rear garden has 2 long lawns and a host of well stocked flower and shrub borders leading down to a highly productive fruit and vegetable growing area. The rear garden also features a versatile 238 sq ft (22.17 sq m) brick built former stable and far reaching rural views from the rear boundary.

Services

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

Energy Efficiency

This property's current energy rating is E (44) and has the potential to be improved to an EPC of C (75).

Council Tax & Postcode

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

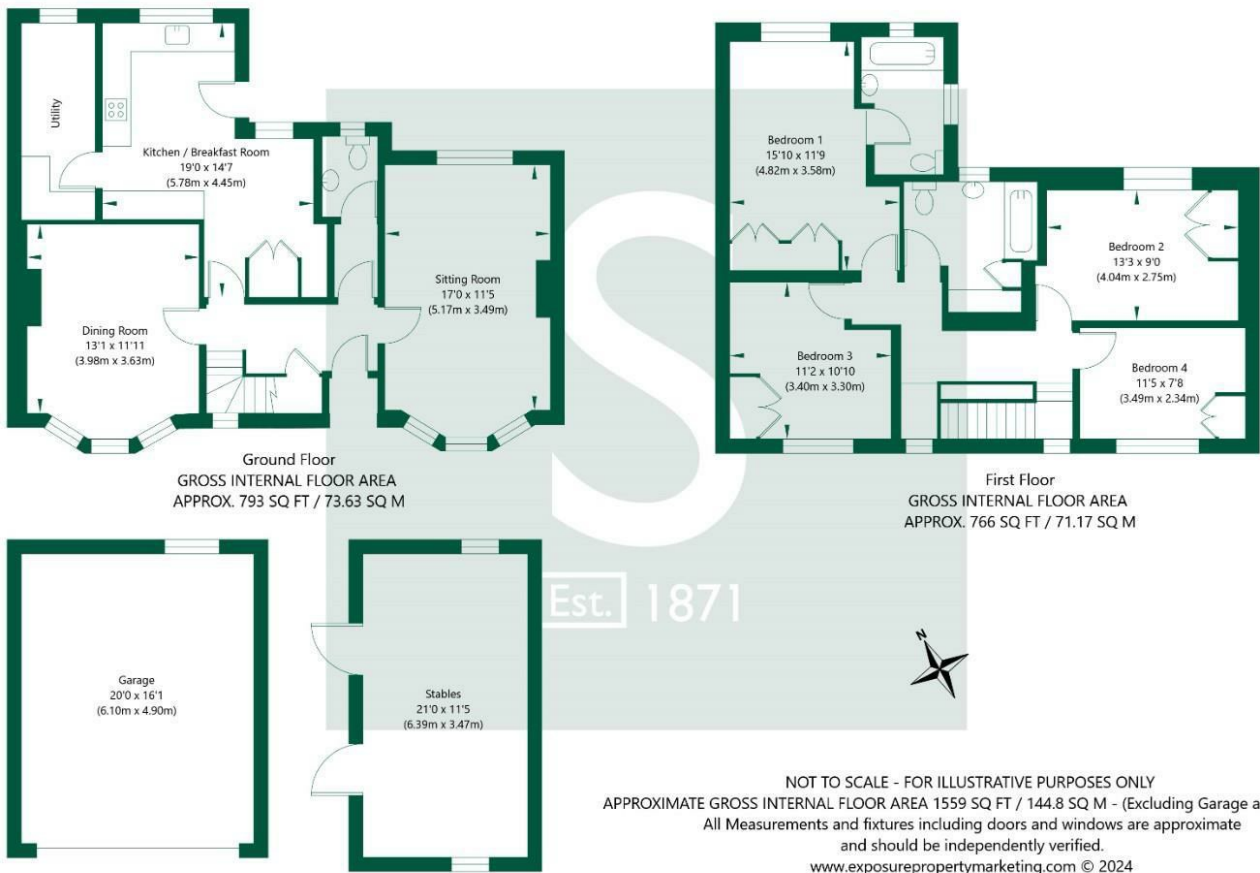


Tenure

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



Main Street, Tholthorpe, York, YO61 1SN



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

