



## Ings View, Tollerton Guide Price £550,000

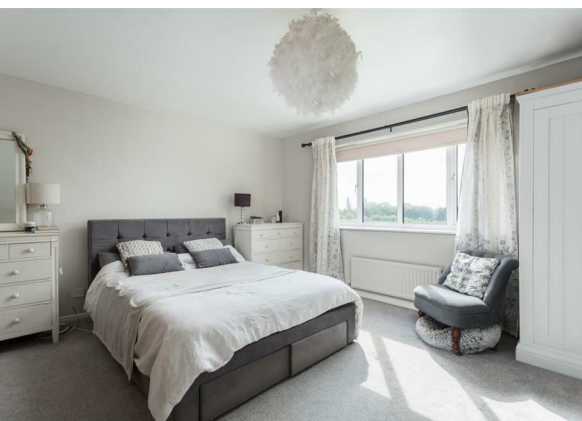
\*\*\*RURAL VIEWS TO THE REAR\*\*\* A fabulous 4 bedroom detached village home enjoying an enviable cul-de-sac position and providing around 1,925 sq ft of flexible living space complemented by a double width drive and a delightful rear garden.

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## Inside

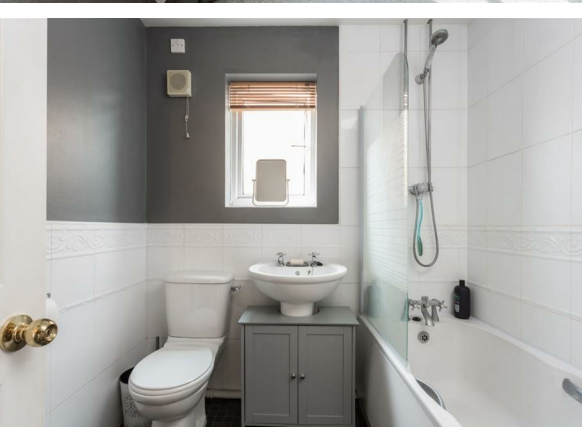
A reception hall with cloakroom/wc leads off into a spacious sitting room with feature fireplace, coal effect gas fire and double doors opening into a larger than average double glazed conservatory with further double doors out into the rear garden. The impressive 30'0" (9.14m) long L-shaped dining kitchen and living area provides generous worktops, dining bar and a range of base and wall storage cupboards complemented by integrated appliance to include gas hob, eye-level double oven and grill, dishwasher, fridge, freezer and washing machine.



Also off the reception hall is a versatile studio/gym which has been converted from one half of the double garage.

The first floor landing leads off into a spacious principal bedroom with rural views and en-suite shower room, 3 further double bedrooms (2 with rural views) and a family bathroom.

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



## Outside

The front garden is mainly laid to lawn and a double width driveway provides parking and access into an integral single garage.

The delightful rear garden backs onto farmland and features a generous paved seating area, split level lawn, shrub borders and a 2nd paved seating area with a pergola.

## Services

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

## Energy Efficiency

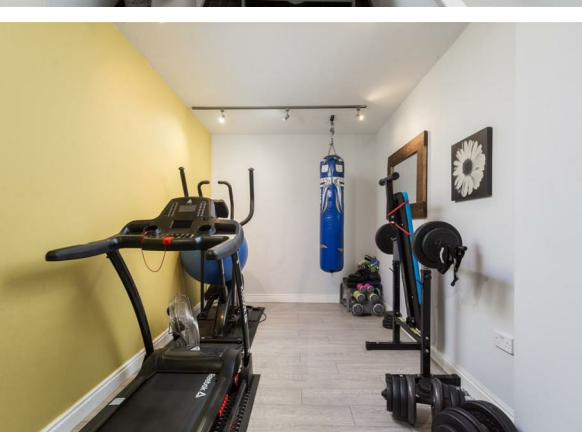
This property's current energy rating is C (71) and has the potential to be improved to an EPC of A (99).

## Council Tax & Postcode

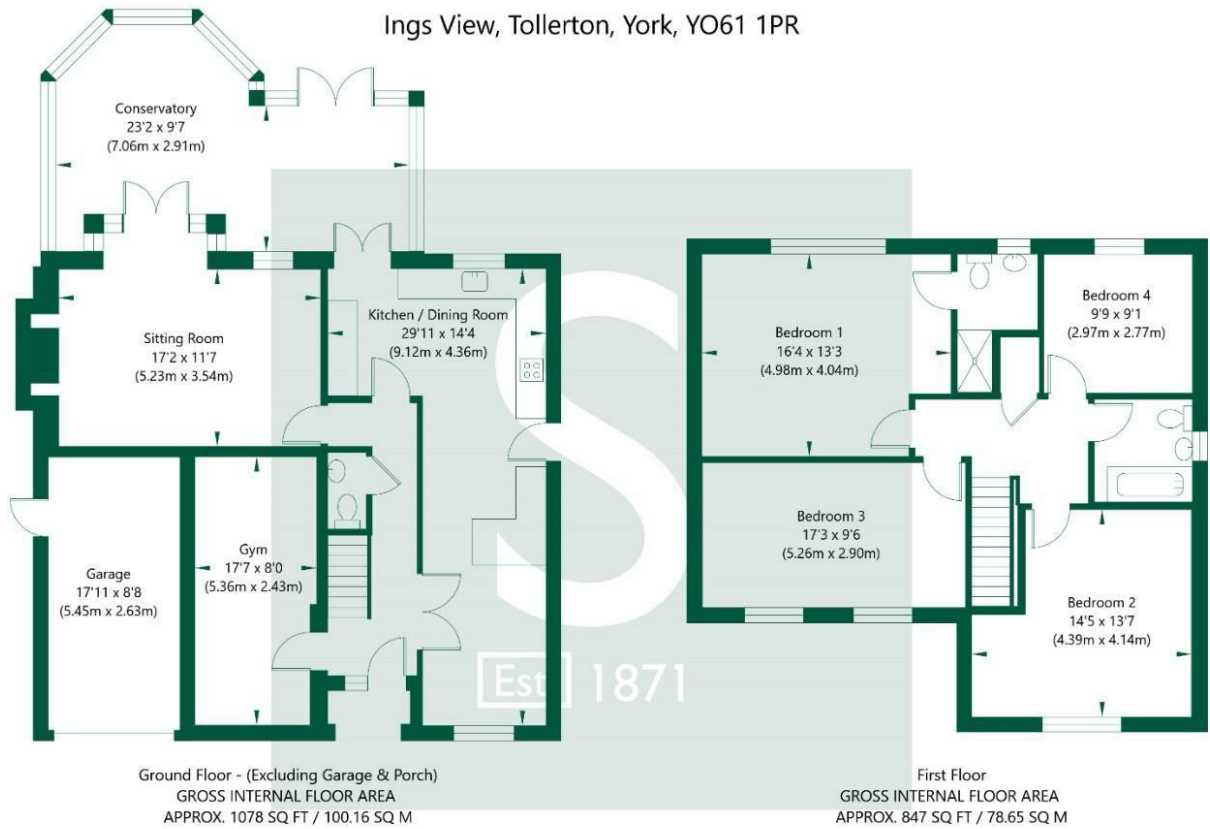
This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 1PR .

## Tenure

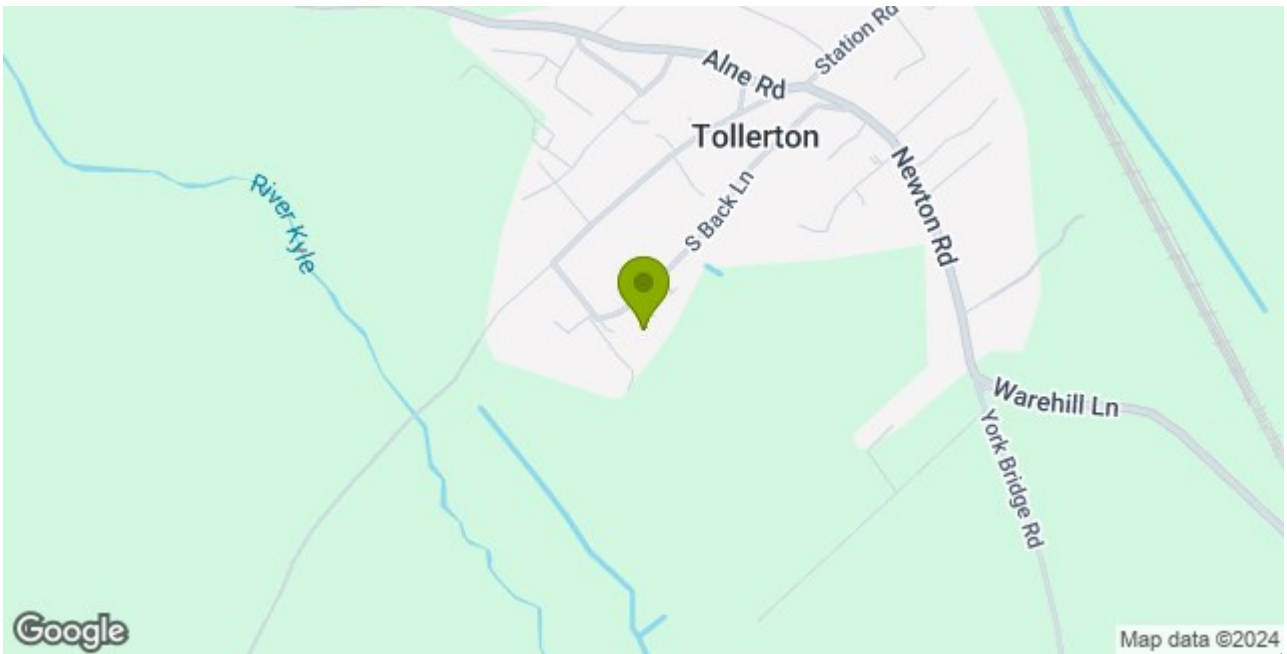
We have been informed by the vendor that the property is freehold.



Ings View, Tollerton, York, YO61 1PR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1925 SQ FT / 178.81 SQ M - (Excluding Garage & Porch)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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- I E Reynolds BSc (Est Man) FRICS
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- 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
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**Associates**

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