



## Howardian View, Tollerton Guide Price £679,950

\*\*\* STAMP DUTY PAID - A FANTASTIC SAVING OF £21,497 \*\*\* A simply stunning 3 bedroom detached new home built by the highly regarded Yorkshire based developer, Mulgrave Properties and offering luxurious one level living within a exclusive development of just 3 individually designed new properties with this particular home featuring a fabulous .25 of an acre plot, blessed by glorious rural views to the rear.

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### Location Overview

The pretty village of Tollerton is located less than 15 minutes drive north of York and around 8 minutes from the bustling market town of Easingwold. Tollerton is well served by a host of amenities that include an award winning village shop and post office, doctors surgery, pub, cottage larder and the Talking Teapot Tiny Tea Room.

### About The Developer

Mulgrave Properties are an independent York based award-winning developer who specialise in building high-specification new homes in well regarded rural locations across Yorkshire. Blending advanced technologies with both traditional and contemporary building materials, Mulgrave Properties are committed to delivering their customers a new home that is as energy efficient as it is luxurious.

For a limited period of time only, Mulgrave's incentives for buyers on this particular plot include fitted wardrobes in all 3 bedrooms and "Stamp Duty Paid" saving you £21,497 on your purchase costs. Part-exchange on your current home will also be considered.

### Inside

A spacious reception hall leads off into sensibly sized sitting room with rear garden views and a staggeringly beautiful dining kitchen and living room with a magnificent high vaulted ceiling, bi-folding doors off the living area and a luxuriously appointed kitchen that features quartz worktops, dining bar, generous storage and a quartz topped central island, complemented by a range of integrated AEG appliances to include an induction hob, eye-level double oven and grill, fridge, freezer, dishwasher and wine chiller.

The principal bedroom features a stylish en-suite shower room and the 2 further bedrooms are served by a superbly appointed bathroom. Both the en-suite and bathroom feature Villeroy & Boch sanitaryware and all 3 bedrooms benefit from fitted wardrobes.

Other internal features of note include a useful utility room, gas fired central heating and photovoltaic (PV) solar panels supplementing the property's energy bills.

### Outside

The front garden is open plan in design, mainly laid to lawn and a driveway to the side of the property provides generous parking, an EV charging point and access into a detached brick built garage.

The delightful rear garden enjoys rural views and features a paved seating area, lawn and gated access into a small 420 sq yard (351 sq mtr) grassed paddock. In total the property stands within a plot of approximately 0.25 of an acre.

### 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 A (103).

### Council Tax & Postcode

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

### Tenure

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





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Est. | 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

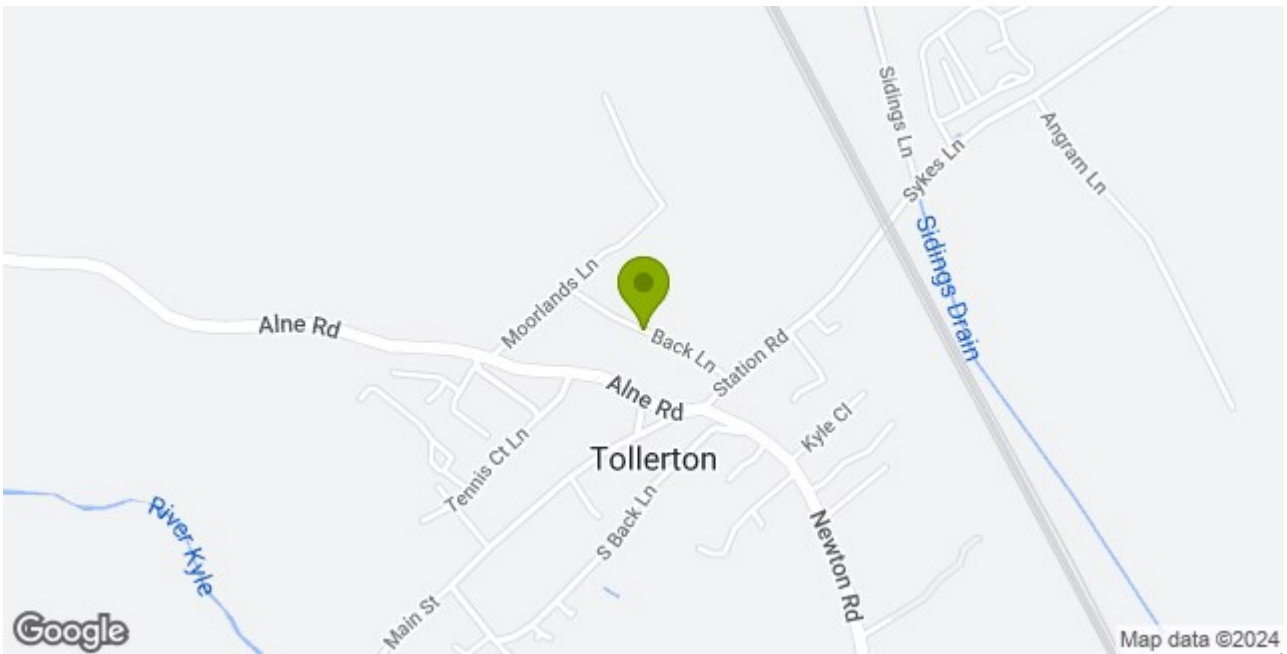
Ground Floor Area: Approx. 1333 SQ FT / 124 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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