



Main Street, Tollerton Guide Price £375,000

A beautiful 2 bedroom cottage set back off Tollerton's picturesque Main Street, featuring generous off road parking, an idyllic south facing rear garden and a versatile outbuilding ideal as a garden room or home office.

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Inside

A useful entrance porch leads through into a fabulous living room with painted ceiling beams, polished timber flooring, wood burning stove and a painted staircase climbing up to the first floor. The attractively appointed kitchen enjoys rear garden views and features timber worktops and a dining bar plus a range of base and wall storage cupboards, complemented by an inset period style sink unit, integrated appliances to include oven, hob, fridge/freezer and dishwasher plus a double glazed stable style door out to the rear garden.



The first floor landing leads off into an impressive dual aspect principal bedroom with built-in wardrobe and both front and rear garden views, 1 further bedroom with front garden views and a stylish bathroom with both a bath and separate walk-in shower. Also leading off the bathroom is a surprisingly spacious utility room providing excellent storage and freestanding appliance space.

Other internal features of note include a gas fired central heating system and double glazing to all windows except inside the entrance porch.

Outside

A gated gravel driveway at the front of the cottage provides generous off road parking for at least 2 vehicles and the pretty front garden provides a lawn, well stocked flowerbed borders featuring a number of specimen rose bushes and a host of newly planted shrubs plus a productive apple tree.



A passageway to the right of the cottage leads through into a delightful part walled and south facing rear garden which provides a lawn, paved seating area, well stocked flowerbed borders including further specimen roses plus apple and pear trees and a pathway leading up to a greenhouse, garden store/workshop and a versatile brick built garden room with both power and light connected, ideal as a studio, gym or home office.

Please note that the neighbouring Long Acre House also benefits from a pedestrian right of access through the passageway.

Services

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

Energy Efficiency

To be confirmed

Council Tax & Postcode

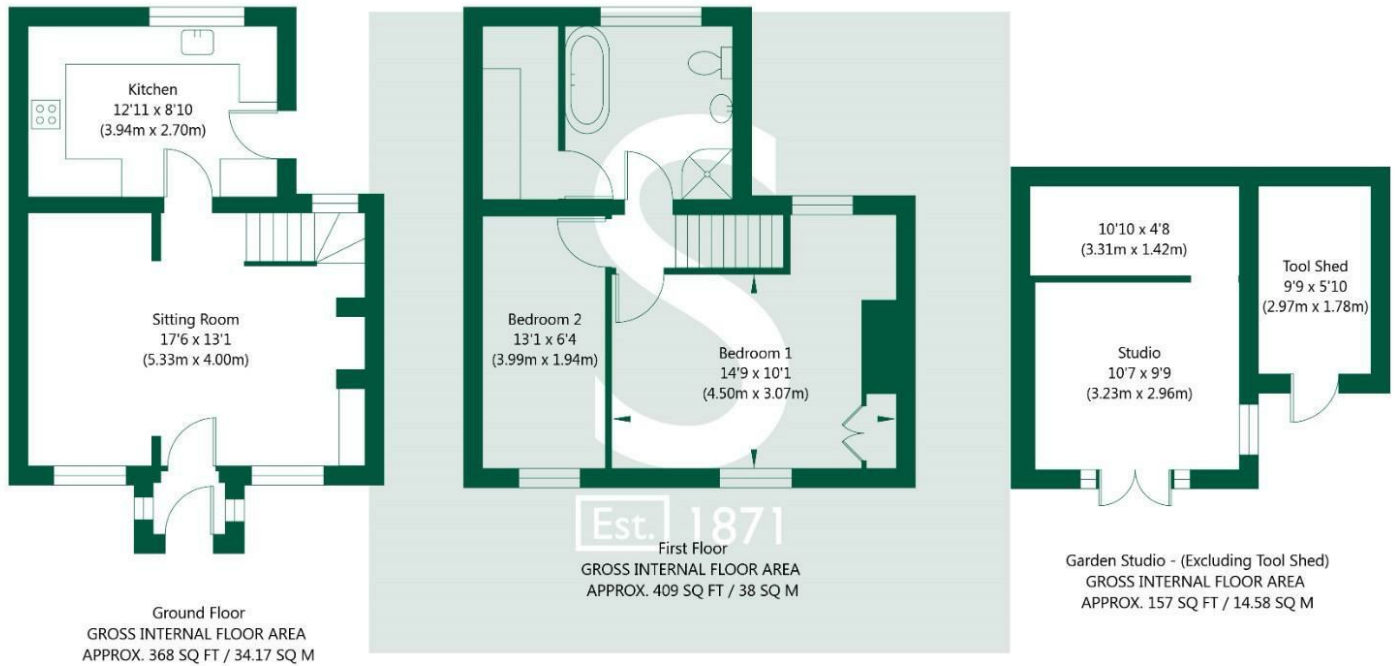
This property sits within North Yorkshire Council and is in the tax band of C. The postcode for the property is YO61 1QQ.

Tenure

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



Main Street, Tollerton, York, YO61 1QQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 934 SQ FT / 86.75 SQ M - (Excluding Tool Shed)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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