

Tollerton, York

Guide Price £279,995

A beautifully presented 3 bedroom semi-detached property featuring extended ground floor living space that includes a sitting room with open fire, fabulous dining kitchen with wood burning stove and a separate snug, complemented by a gated driveway, larger than average single garage and a delightful rear garden

*** CUL-DE-SAC LOCATION ***

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for stephensons1871.



Inside

An impressive reception hall with tiled floor leads off into a sitting room with open fire and a spacious dining kitchen featuring a wood burning stove, extensive worktop space and a range of base and wall storage cupboards, complemented by freestanding appliance space. Leading off the dining kitchen is a delightful snug with double doors opening out into the rear garden plus a handy side lobby with cloakroom/wc.



The first floor landing leads off into 2 double bedrooms, 1 single bedroom and a luxurious shower room.

Other internal features of note include a gas fired central heating system to radiators, double glazing and a drop down ladder off the landing allowing access up into partially boarded loft storage space.

Outside

The front garden is mainly laid to lawn and a block paved driveway provides parking and gated access onto a further area of block paving that creates additional parking or an expansive seating area.



The property also comes with a larger than average single garage accessed from the rear garden and immediately to the left of the 3 other single garages with green doors.

The delightful rear garden features a long lawn, raised veg beds and further block paved seating areas.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76 * Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.



EPC Rating

D

Council Tax

C - North Yorkshire Council

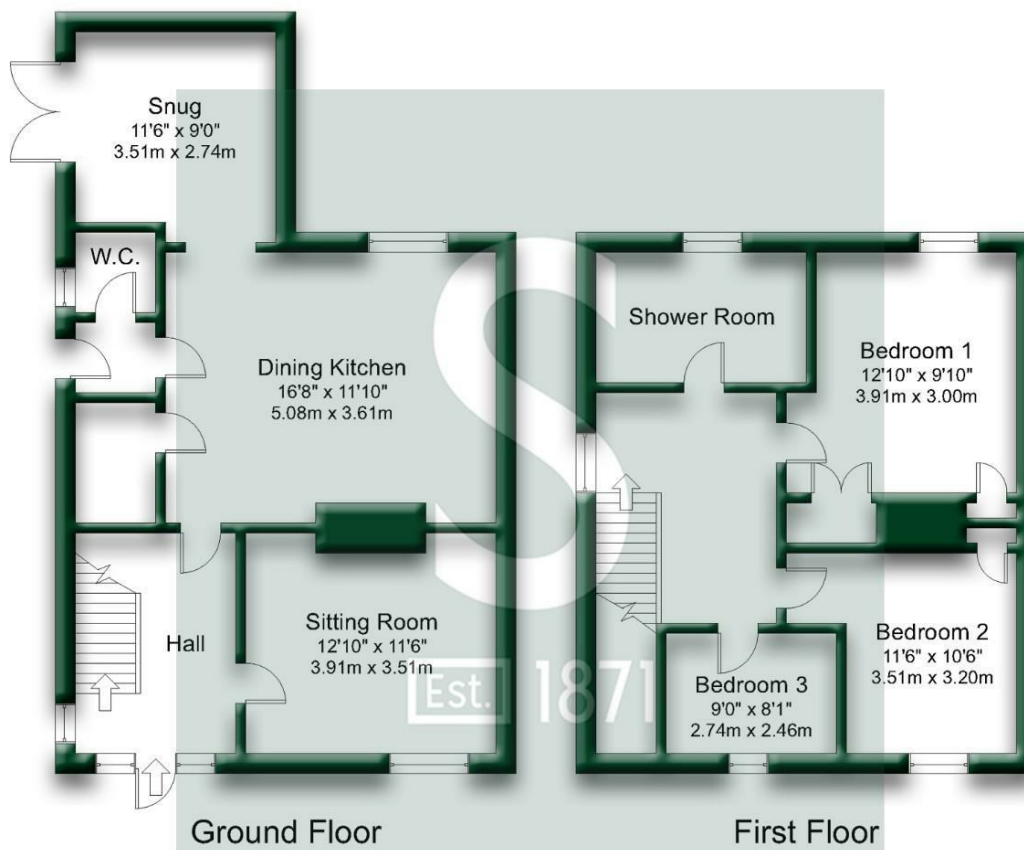
Current Planning Permissions

No current valid planning permissions

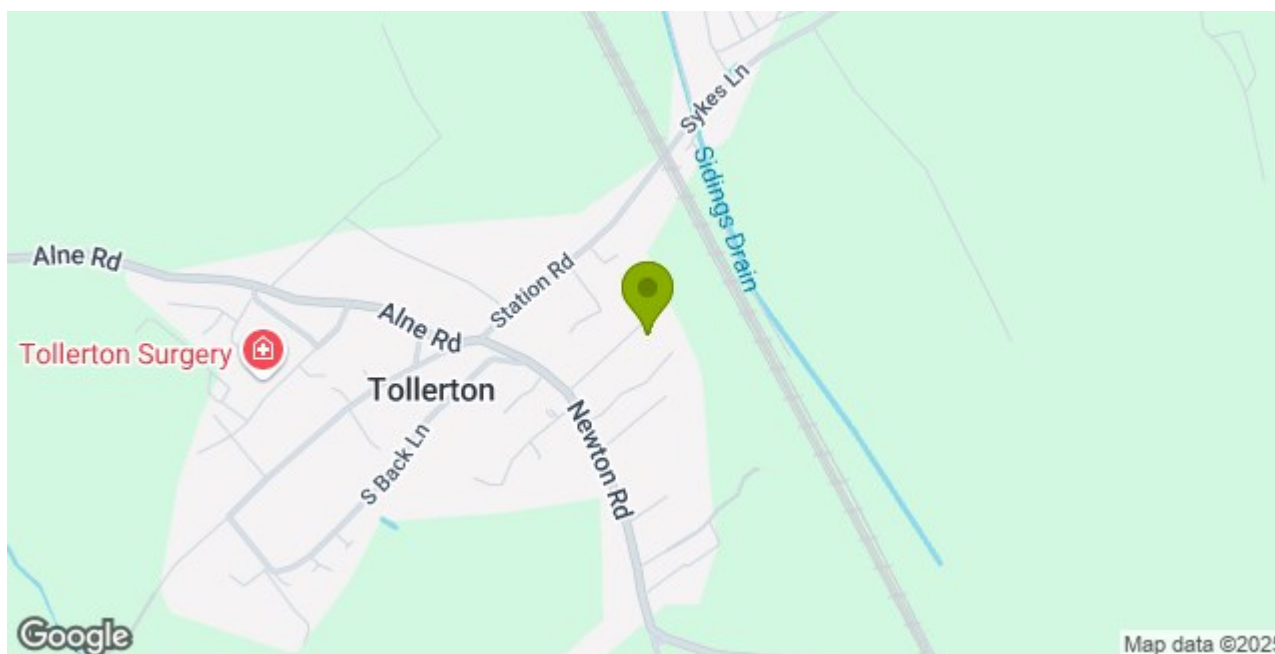
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold





Gross internal floor area (approx.): 95.9 sq m (1,033 sq ft)
Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.
For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



Stephensons

York	01904 625533
Knaresborough	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

