

## \*AVAILABLE DECEMBER/JANUARY\*

This beautiful two-bedroom mid-terraced cottage has just become available for let in the beautiful village of Tollerton. Tollerton is situated close to both the A19 and the River Kyle about 4 miles south of Easingwold and 10 miles north of York.

As you enter the property you walk into the porch which leads through to the the sitting/dinning room. The newly fitted kitchen is located at the front of the property with white goods included (oven, hob, fridge and freezer). Just off this room is a separate lounge and conservatory. This property benefits from a downstairs bathroom with walk in shower. As well as a separate utility room with washing machine, dryer and dishwasher.

As you proceed up the stairs you will find two bedrooms.

The property has an enclosed front and back garden with side access.

On street parking

This property can be let furnished, unfurnished or part furnished

Council tax - C EPC - TBC



















## **FLOOR PLAN LOCATION** Ground Floor 526 sq.ft. (48.8 sq.m.) approx. 1st Floor 205 sq.ft. (19.0 sq.m.) approx. Alne Rd Utility Room 7'4" × 7'2" ⊢ 2.24m × 2.19m ◆ Conservatory Alne Rd 14'1" x 10'7" Tollerton Surgery 4.29m x 3.22m ollerton Newton Rd Lounge 12'10" x 8'4" 3.91m x 2.54m Warehill Ln Map data ©2025 2.77m x 2.36m Sitting/Dining Room 14'10" x 9'2" 4.53m x 2.79m \* Coogle Kitchen **Energy Efficiency Rating** 2.77m x 1.87m Potential Porch Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx. White every alternpt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicates shown have not been tested and no guarante as to their operability of efficiency can be given. (39-54) (21-38)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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EU Directive

2002/91/EC

Not energy efficient - higher running costs

**England & Wales**