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Chestnut Meadows, Tollerton, York, North Yorkshire

Guide Price £695,000

Situated in the highly sought-after village of Tollerton, this substantial five-bedroom detached family home enjoys a delightful rural outlook to the rear whilst offering convenient access to both Easingwold and York.
Offered with NO ONWARD CHAIN the property features three versatile reception rooms, a spacious breakfast kitchen with utility room, a ground floor cloakroom/WC, five generously sized bedrooms, including a principal bedroom with en-suite, and a well-appointed family bathroom. Externally, there is ample off-street parking, a detached garage, attractive front gardens and an enclosed rear garden. An excellent opportunity to acquire a spacious family home in a popular village location. EPC Rating: C Council Tax Band: G

Tollerton
Tollerton is a rural village nestled in the Vale of York, located 10 miles north of York and 5 miles south of Easingwold. Tollerton offers a charming and welcoming atmosphere. At the heart of the village lies the Green, where you'll find the Tollerton Village Store and Post Office. The village is also home to St. Michael's Church and a public house.

Property Description
Upon entering the property, you are welcomed into an entrance vestibule which opens into a spacious central hallway. The hallway provides access to the lounge, dining room, study, cloakroom, utility room and breakfast kitchen, whilst also benefiting from a useful understairs storage cupboard and staircase leading to the first-floor accommodation.

The spacious lounge enjoys views over the rear garden, with double glazed French doors providing direct access outside. A gas flame-effect stove set within an attractive fireplace creates a welcoming focal point to the room. The formal dining room and separate study are both positioned to the front of the property, enjoying pleasant outlooks through front-facing windows.

The breakfast kitchen overlooks the rear garden and is fitted with a comprehensive range of wall and base units complemented by worktops, a sink with mixer tap, an electric range cooker and an integrated dishwasher. Double glazed French doors provide direct access to the garden, making it an ideal space for both everyday family living and entertaining. Adjoining the kitchen is a practical utility room, fitted with matching wall and base units, additional worktop space, a sink with mixer tap and plumbing and space for a washing machine, tumble dryer and fridge freezer.

The cloakroom provides a convenient area for coats and shoes before leading through to a separate WC fitted with a hand wash basin and toilet.

The ground floor offers excellent versatility with three reception rooms, comprising the generous living room, formal dining room and a further reception room currently utilised as a home office. This adaptable space could equally serve as a playroom, snug or hobby room to suit a purchaser's needs.

To the first floor, the spacious landing leads to five well-proportioned bedrooms, three of which benefit from built-in storage. The principal bedroom is complemented by an en-suite shower room, fitted with a step-in shower cubicle, wash hand basin set within a vanity unit and WC. The family bathroom is generously sized and comprises a freestanding bath, corner shower cubicle, vanity wash hand basin and WC. It also benefits from electric underfloor heating.

Externally, the property enjoys attractive gardens to both the front and rear. To the front, a gravelled driveway provides off-street parking for several vehicles and leads to the detached garage, which benefits from an up-and-over door, power, lighting, a side window and a personal access door from the rear garden. A well-maintained lawn, established flower beds and a paved pathway create an attractive approach to the property.

The enclosed rear garden is predominantly laid to lawn with mature planted borders and established flower beds, complemented by a number of paved seating areas, providing an excellent space for relaxing or entertaining outdoors.

NO ONWARD CHAIN

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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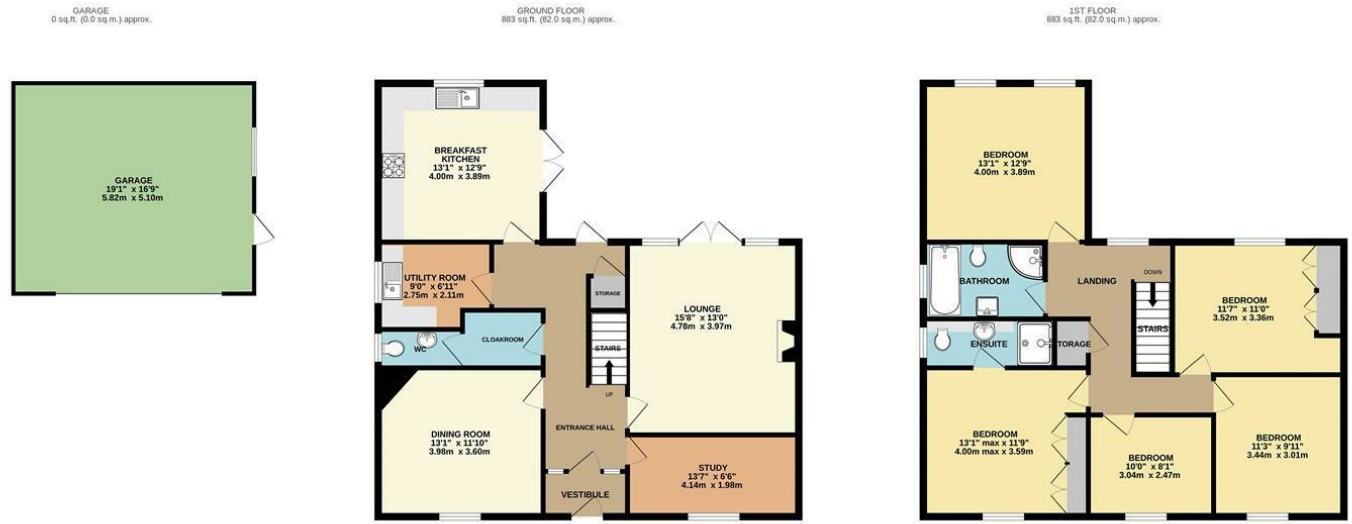

TOTAL FLOOR AREA : 1765 sq.ft. (164.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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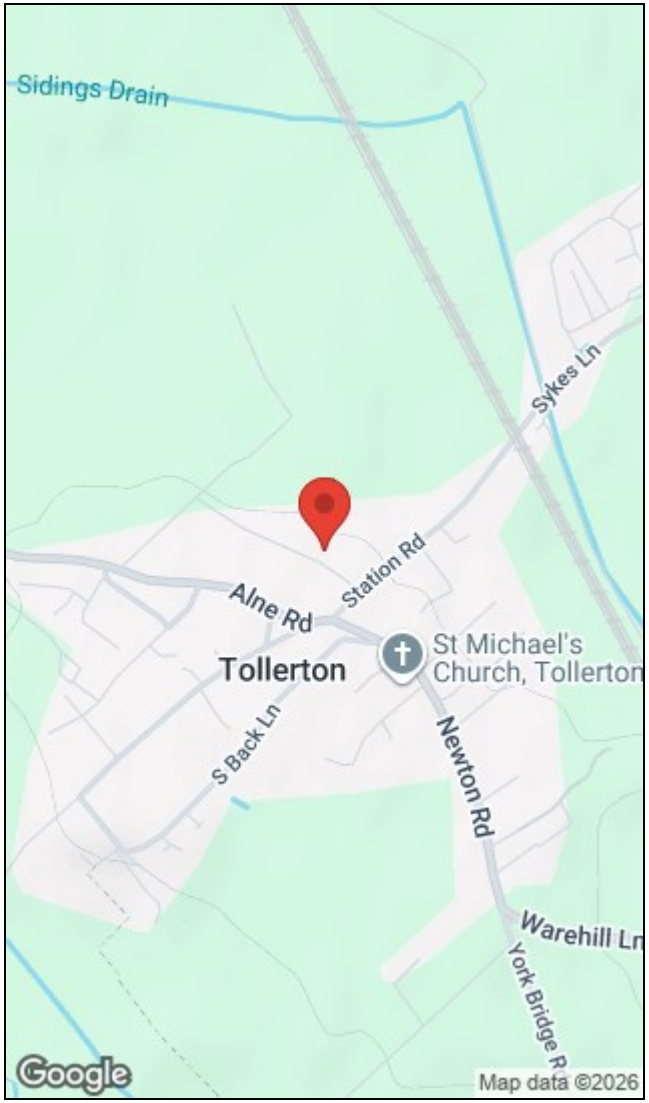

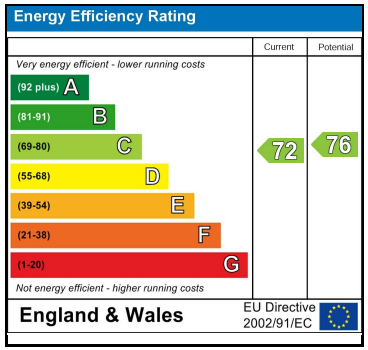

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