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Church Close, Tollerton, York

Guide Price £400,000

***Unexpectedly back on the market due to a chain collapse* Situated in a cul de sac location in the popular village of Tollerton this four bedroom detached family home is sure to appeal. Having been extended to the ground floor it comprises: hallway, lounge, wc, dining kitchen/snug and to the first floor is the main bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is an enclosed south facing garden to the rear and there is a single garage and off street parking to the front. The property also benefits from extensive double glazing and gas fired central heating and has an EPC rating C and Council Tax Band E. Apply Easingwold Office on 01347 823535.**

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 two public houses.

HALLWAY
Accessed via part glazed composite front door, radiators x 2, wood flooring, fitted shelving, door to garage, stairs to first floor

LOUNGE
Feature fireplace with inset coal effect gas fire, window to front aspect, radiators x 2, fitted shelving, wood flooring

WC
Low flush wc, pedestal wash basin, ladder style radiator, opaque window, wood flooring.

DINING KITCHEN/SNUG
Fitted with a range of base and overhead units with matching preparation surfaces, inset twin belfast sink units, integrated appliances to include range cooker, dishwasher, washing machine, tumble dryer, and wine cooler. Space for frifdge/freezer, radiator, electric radiators x 2, windows to 3 aspects, fully glazed door to rear garden

FIRST FLOOR LANDING
Loft access point, storage cupboard, airing cupboard

BEDROOM ONE
Fitted wardrobes, window to front aspect, radiator

EN-SUITE SHOWER ROOM
Walk in shower area with mains shower, low flush wc, pedestal wash basin, radiator, opaque window to side aspect, recessed ceiling lights

BEDROOM TWO
Fitted wardrobes, radiator, window to rear aspect

BEDROOM THREE
Window to front aspect, radiator

BEDROOM FOUR
Window to rear aspect, radiator

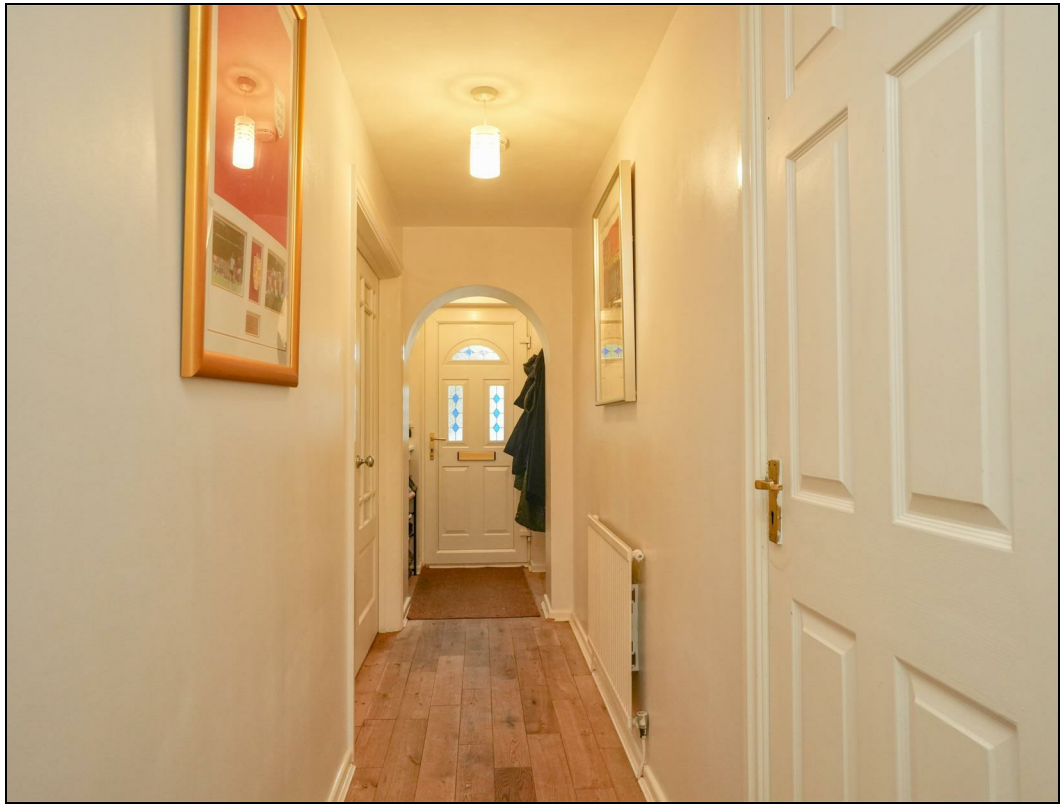
FAMILY BATHROOM
Suite comprising panelled bath with electric shower over, fitted screen, low flush wc, vanity unit with inset wash basin, opaque window to side aspect, radiator, recessed ceiling lights

OUTSIDE
To the front of the property is an area of lawn. There is pedestrian access down the side of the property leading to the enclosed south facing rear garden. This is laid mainly to lawn with borders of shrubs and plants. There is also a paved patio area.

GARAGE AND PARKING
A driveway with room for off street parking leads to a single integral garage. This has an electric door, power and light, wall mounted central heating boiler and there is a personnel access door to/from the hallway.

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.































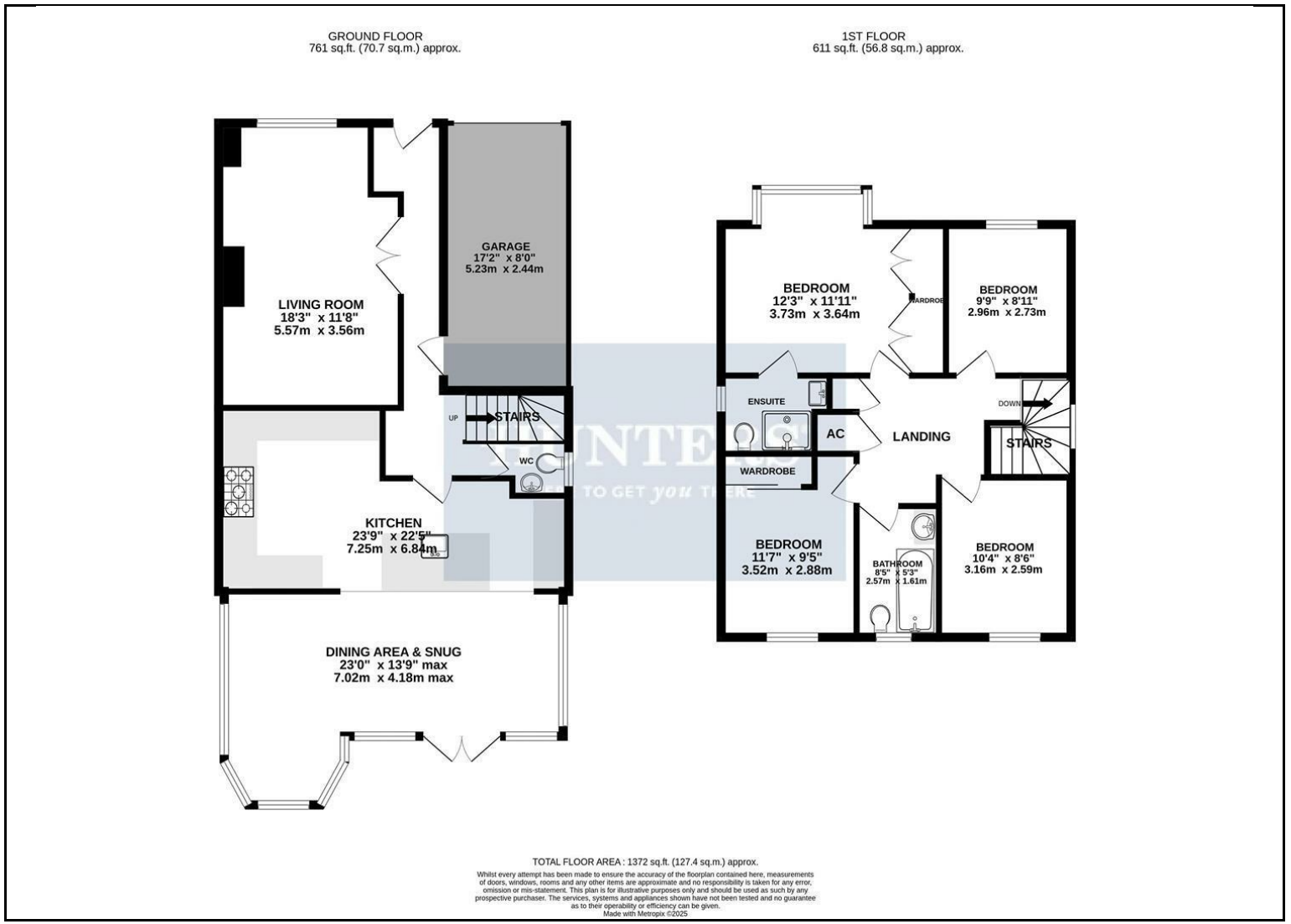


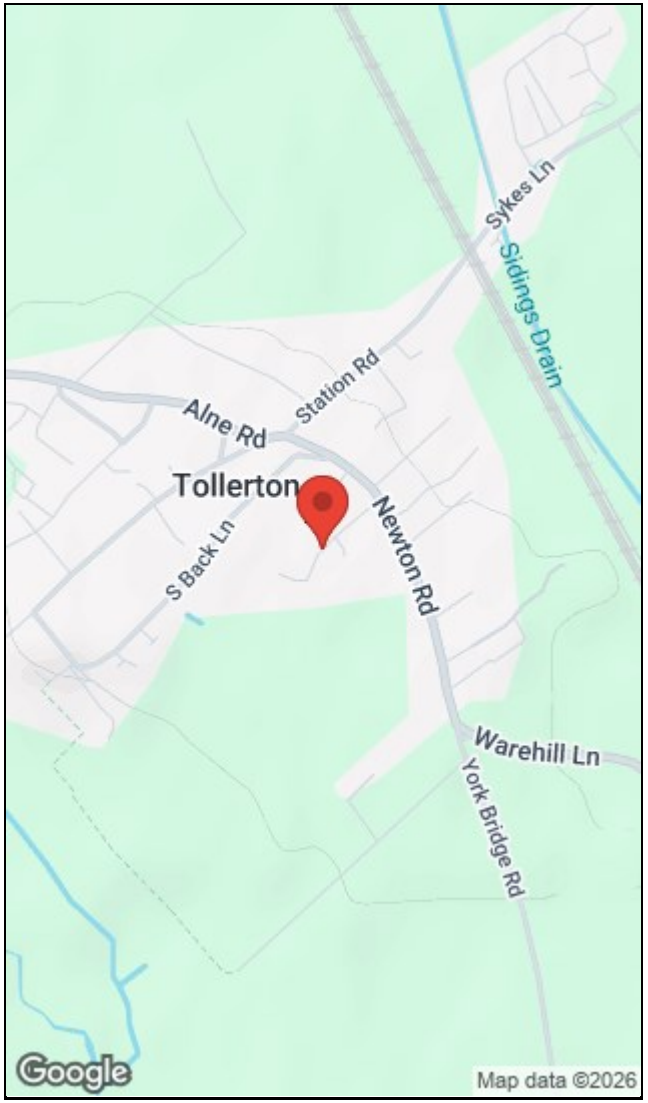


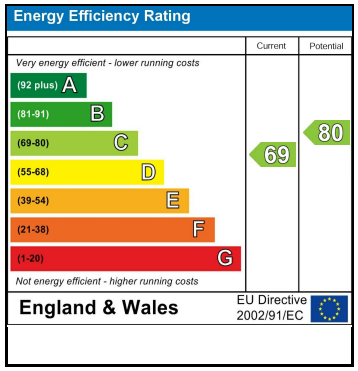












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