

N A I S H
E S T A T E A G E N T S



Y O R K
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3 Jubilee Court

Tollerton, York, YO61 1RF

A superbly presented, modern family home in a prime village setting—offering space, style, and flexibility throughout.

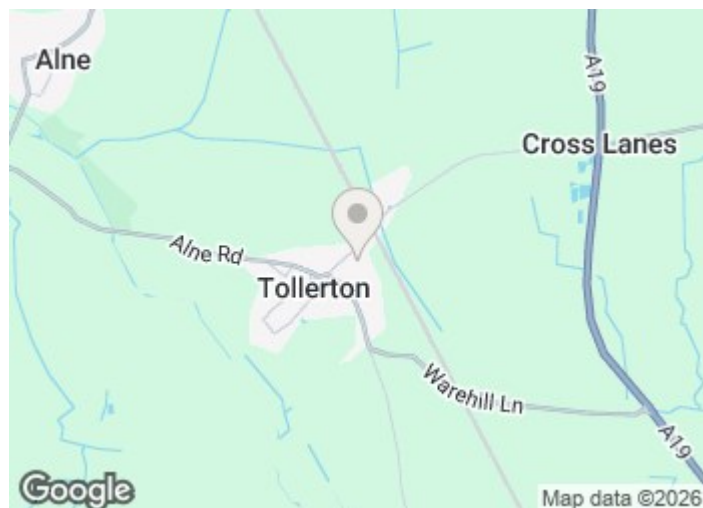
Offers In The Region Of £575,000

3 Jubilee Court

Tollerton, York, YO61 1RF



- Five-bedroom detached family home
- Spacious living room with log burner and dual aspect light
- Outdoor BBQ and dining area
- Two en-suite shower rooms plus stylish family bathroom
- Versatile extension (ideal as sun room / playroom / additional sitting area)
- Fully enclosed garden – ideal for children and pets
- Large open-plan kitchen with breakfast island
- Large, welcoming entrance hall
- EV Charger

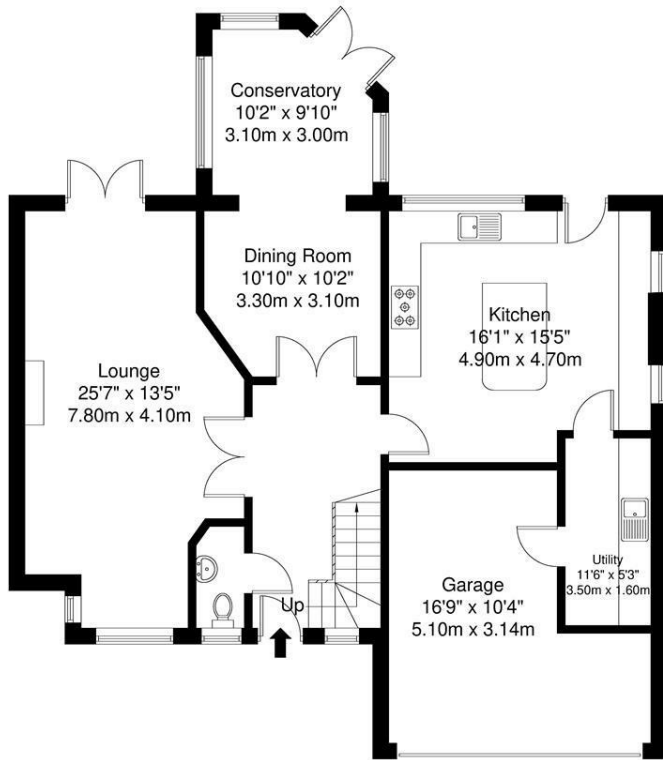


Directions

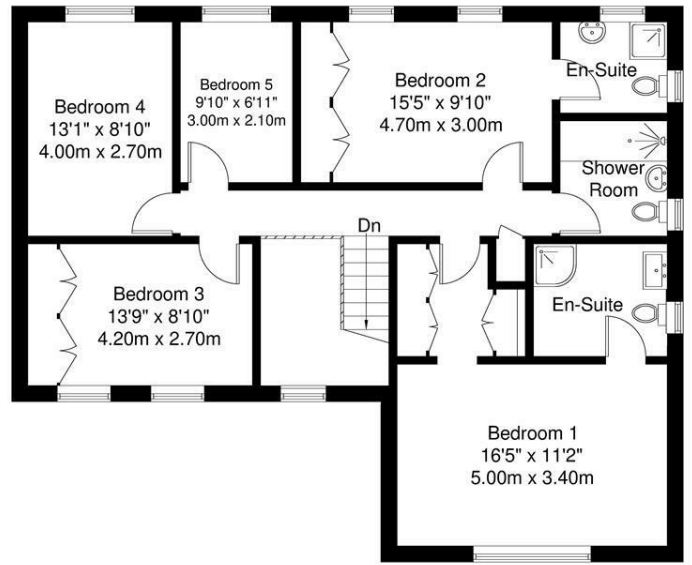


Floor Plan

3 Jubilee Court



GROUND FLOOR
109.8 sq m / 1181 sq ft



FIRST FLOOR
96.4 sq m / 1037 sq ft

APPROXIMATE GROSS INTERNAL AREA = 206.2 sq m / 2218 sq ft

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	