



1 Pond View, Tollerton, York, £425,000

A beautifully finished three bed detached home on an exclusive Tollerton development, 1 Pond View offers stylish, turnkey living throughout. Immaculately presented and ready to move straight into, this standout property combines modern comfort with a peaceful, sought after setting.

3 x Bed

2 x Bathroom

1 x Reception

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- Three double bedrooms
- Detached house
- Beautifully presented

- No onward chain
- Peaceful cul-de-sac
- Village location





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Set within an exclusive modern development in the sought after village of Tollerton which still maintains a post office and general store, 1 Pond View is a beautifully finished three double bedroom detached home offering true turnkey living. From the moment you step inside, the quality of the finish and the care taken in its presentation are immediately clear, creating a home that feels both stylish and effortlessly comfortable. The spacious layout has been thoughtfully designed for modern living, with a bright, welcoming hallway leading into a generous lounge and an impressive open plan kitchen diner. This sociable space is perfect for everyday family life as well as entertaining, with contemporary fittings, integrated appliances and French doors opening directly onto the rear garden. A handy utility area and ground floor WC add further practicality. Upstairs, the property offers three well proportioned bedrooms, including a superb principal bedroom with its own en-suite shower room. The remaining bedrooms are ideal for children, guests or a home office, and are served by a sleek, modern family bathroom. Outside, the property continues to impress. The rear garden provides a private, easy to maintain space for relaxing or dining outdoors, while the frontage and driveway offer excellent kerb appeal and convenient off street parking. Beautifully presented throughout and ready to move straight into, this is a rare opportunity to secure a high quality home in a peaceful, desirable setting with strong community appeal. Early viewing is highly recommended.

Entrance hall

Composite front door, opens into a spacious hallway, built in cupboard, stairs leading to the first floor and doors opening to

Downstairs W/C

White two piece suite comprise low level W/C, wash hand basin, tiled floor and window to the side elevation.

Lounge

Comfortable room positioned to the front of the property with views over the green also has communication points.

Kitchen/diner

Modern stylish range of wall and base units with matching work tops, integral appliances to include, electric induction hob and oven with extractor fan and hood, dishwasher, fridge/freezer, sink with mixer taps, space for a table and six chairs, wall mounted television point, tiled floor, window and French door opening onto the rear garden.

Utility room

Plumbed for washing machine, space for a tumble dryer, work top, central heating boiler, tiled floor and a door to the side elevation.

First floor

Stairs lead to the first floor landing with a cupboard, hatch to a partly boarded loft space and doors to leading to

Master bedroom

Double bedroom positioned to the front of the property has communication points and two windows overlooking the cul-de-sac.

En-suite

White three piece suite comprise walk in shower, low level W/C, wash hand basin, chrome heated towel rail, fully tiled floor and walls.

Guest bedroom

Double bedroom positioned to the rear of the property with views over the garden.

Third bedroom

Double bedroom positioned to then rear of the property has views over the garden.

Bathroom

White three piece suite comprise bath with shower over, low level W/C, wash hand basin, tiled floor and a window to the side elevation.

Front garden

Paved pathway leads to the front door, lawned area with mature shrub borders a hedge and three railed iron fence. Driveway offering off street parking leads to

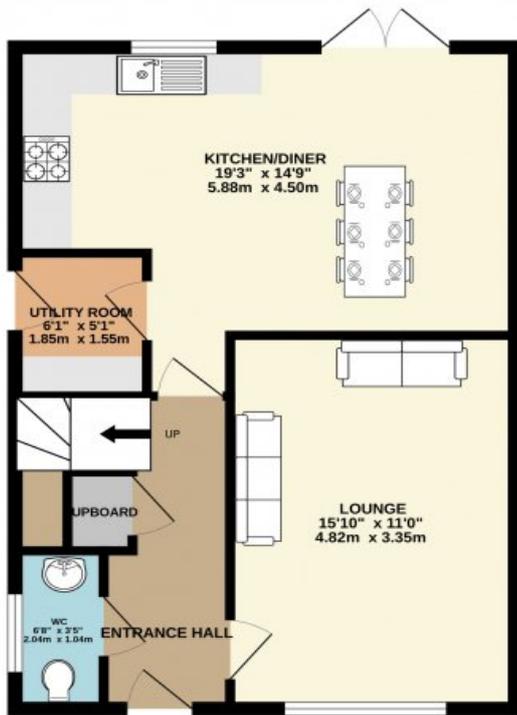
Single Garage

Brick built garage has been currently converted into a studio for anyone wanting to work from home. But would convert back to a garage easily.

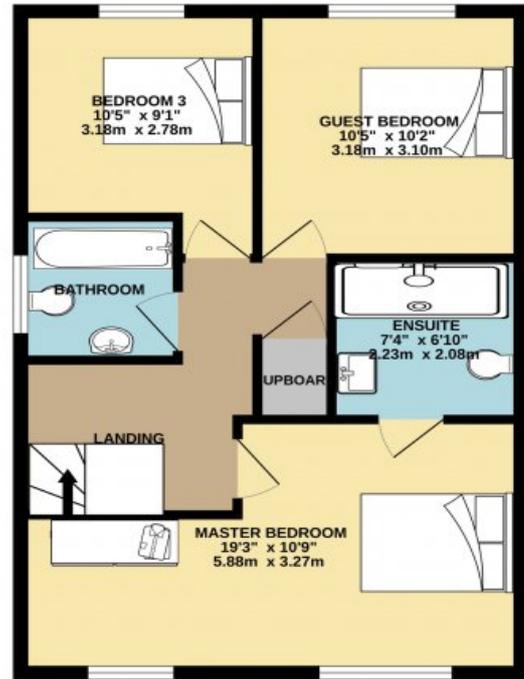
Rear garden

Large garden mainly set to lawn has a decked area with a paved patio to the side, ideal for Alfresco evenings with family and friends, fence to the perimeter.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1100sq.ft. (102.2 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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