

The Green, York YO61 1SN

£495,000

Stephensons  
estate agents & chartered surveyors



A beautifully presented cottage with extended ground floor living space overlooking a picturesque village green located just under 5 miles west of Easingwold and 11 miles north of York. Features include 2 formal reception rooms and a stunning dining kitchen, fabulous boot room, cloakroom/wc, 3 double bedrooms, 1 compact single 4th bedroom/study and a stylish period style bathroom complemented by an enclosed rear garden and generous off road parking.

Tenure: Freehold  
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: E - 51  
 Council Tax: E - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



The extended ground floor living accommodation provides a 22'6" (6.86m) long living room with exposed beams, village green views and double doors opening out into the rear garden plus a charming snug with exposed beams and a period style open fireplace. The stunning 23'3" (7.08m) long L-shaped dining room features painted beams, expansive quartz worktops and a quartz topped dining bar, period style double sink unit, generous storage including an impressive larder cupboard, integrated dishwasher and freestanding appliance space. The ground floor also includes a fabulous boot room with rear garden access plus a spacious cloakroom/wc with further storage and a utility cupboard with space for both a washing machine and a tumble dryer.

The first floor landing leads off into a principal bedroom with an exposed beam, built-in storage and village green views, 2 further double bedrooms, 1 small single bedroom/study and a stylish bathroom with a bespoke vanity unit boasting 2 wash basins, heated towel rail, freestanding period style bath tub and a separate walk-in shower.

Other internal features of note include double glazing and an oil fired central heating system.

A gravel driveway at the front of the property provides extensive off road parking and the enclosed rear garden, which enjoys a high degree of privacy, is mainly laid to lawn and features paved and decked seating areas.

**AGENTS NOTE**

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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The Green, Tholthorpe, York, YO61 1SN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1524 SQ FT / 141.58 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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