



Newton Road, Tollerton Guide Price £525,000

A surprisingly spacious 4 bedroom detached period property with origins believed to date back to 1861 and now boasting over 1,820 sq ft of flexible living space. Features include 3 formal reception rooms, generous dining kitchen, good sized utility room, 2 en-suite shower rooms and a period style house bathroom, complemented by extensive parking, double garage and a pretty rear garden.

*** NO ONWARD CHAIN ***

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Inside

A reception hall with oak flooring and stripped pine period doors leads off into a sitting room with period style fireplace and a delightful snug with further oak flooring, wood burning stove and double doors opening into an impressive L-shaped dining kitchen which was upgraded in 2019 to feature extensive quartz worktops, generous storage, range cooker space and integrated appliances (fridge, freezer and dishwasher) complemented by double doors off the dining area into the rear garden.

The extended ground floor living space also features a family room/home office, cloakroom/wc and a utility room with further access out into the rear garden.

The 23'8" (7.21m) long first floor landing leads off into a principal bedroom with an en-suite shower room, guest/second bedroom with a 2nd en-suite shower room, 2 further bedrooms and a house bathroom with a period style roll top bath tub and a separate walk-in shower.

Other internal features of note include double glazing and a gas fired central heating system.

Outside

A block paved dual access driveway at the front of the property provides parking and double gates at the side of the property lead through to further parking and a detached double garage with remote control door.

The pretty rear garden enjoys a good degree of privacy and features a generous block paved seating area, lawn and shrub borders.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

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

EPC Rating

D - 65

Council Tax

E - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

Imagery Disclaimer

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Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1862 SQ FT / 172.97 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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