



2 Pond View Tollerton
York, YO61 1AG
£400,000

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A WELL PRESENTED MODERN THREE BEDROOM DETACHED FAMILY HOME OCCUPYING A PARTICULARLY PLEASANT POSITION AT THE HEAD OF A DESIRABLE CUL DE SAC WITHIN THIS SOUGHT AFTER VILLAGE, ENJOYING ATTRACTIVE VIEWS ACROSS A CENTRAL GREEN AND ADJOINING POND THE PROPERTY OFFERS WELL PROPORTIONED ACCOMMODATION, TOGETHER WITH A DETACHED GARAGE, OFF STREET PARKING AND LANDSCAPED SOUTH FACING REAR GARDEN

Mileages: A19 - 1 mile, Easingwold - 4 miles and York - 12 miles. (Distances Approximate)

UPVC Double Glazing and Oak Internal Doors.

Reception Hall, Cloakroom/Wc, Lounge, Kitchen/ Dining Room.

First Floor Landing, Principal Bedroom with En Suite Shower Room, 2 Further Bedrooms, House Shower Room.

Outside: Gardens Front and Rear, Detached Garage and Driveway.

A pitched canopy porch shelters a panelled composite part glazed entrance door opening into a generous STAIRCASE RECEPTION HALL with a straight staircase rising to the first floor.

A door leads to the CLOAKROOM/WC, appointed with a pedestal wash hand basin with tiled splashback, low suite WC and a frosted side window.

LOUNGE, a comfortable and well proportioned reception room with a PVC double glazed window to the front elevation overlooking the lawned garden and enjoying attractive views towards the green and pond beyond.

To the rear, a door leads into a full width KITCHEN/DINING ROOM, forming the heart of the home.

The kitchen is comprehensively fitted with modern light gloss fronted wall and base units, complemented by quality work surfaces with matching upstands and an inset one and a half bowl sink unit with mixer tap beneath a rear facing window overlooking the south facing garden. Integrated appliances include a dishwasher, fridge/freezer, hob with extractor over and oven below. To one side, the dining area is enhanced by French doors opening directly onto the rear garden.

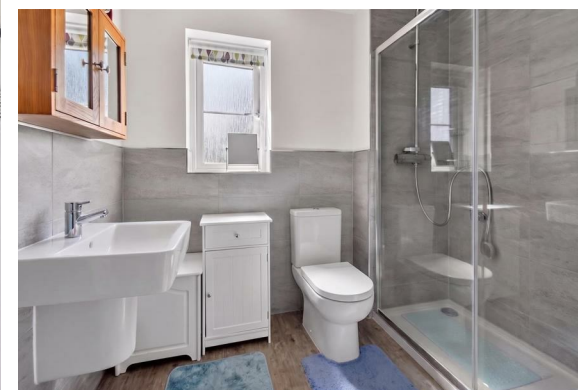
A door leads through to the UTILITY ROOM, neatly fitted with matching units and work surfaces to the kitchen, a stainless steel sink with side drainer, plumbing for a washing machine and separate space for a dryer and a wall mounted gas fired boiler. A composite part glazed door provides side access to the driveway.

From the RECEPTION HALL, stairs rise to the FIRST FLOOR LANDING with a side window, loft access and a shelved airing cupboard.

The PRINCIPAL BEDROOM is positioned to the front, enjoying elevated views towards the green and pond, and benefits from a contemporary EN SUITE SHOWER ROOM comprising a mains plumbed shower, wash hand basin, low suite WC, part tiled walls and a heated towel radiator.

There are TWO FURTHER BEDROOMS to the rear, both enjoying pleasant views over the south facing garden, with one incorporating fitted wardrobes.

HOUSE SHOWER ROOM is stylishly appointed with a





modern suite including a generous walk in shower, wash hand basin, low suite WC, part tiling, a heated towel radiator and a frosted side window.

Externally, the property is attractively set back behind wrought iron railings with a lawned front garden and established borders.

A tarmac and gravelled driveway provides off street parking and leads to the DETACHED GARAGE (18ft 7 x 9ft 1) with light and power, together with a personal access door.

A timber gate gives access to the enclosed rear garden, a particular feature of the property. Enjoying a southerly aspect, it has been thoughtfully arranged to include a paved patio ideal for outdoor dining, a well tended lawn and planted borders providing seasonal colour and interest. Further features include an external water tap and power point.

LOCATION - Tollerton is a popular village located approximately 20 minutes drive from the centre of York and approximately 4 miles from the Georgian Market Town of Easingwold. The village amenities include a village store/post office, village hall, tennis courts, Doctors surgery and public house. There is also a bus service on a daily basis to the highly regarded Easingwold School.

POSTCODE - YO61 1AG.

TENURE - Freehold.

SERVICES - Mains water, electricity and drainage, with gas fired central heating.

COUNCIL TAX BAND - D.

DIRECTIONS - From our central Easingwold office turn left onto Long Street and right onto York Road. At the roundabout, take the first exit onto the A19 and proceed towards York. Continue for some distance and turn right onto Sykes Lane signposted Tollerton. Continue onto Station Road, turn right onto Alne Road and left onto Forge Lane, whereupon Pond View is positioned shortly on the left hand side.

Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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	

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