
HUDSON
MOODY
Little Grange Main Street, Tollerton, York YO61 1PS

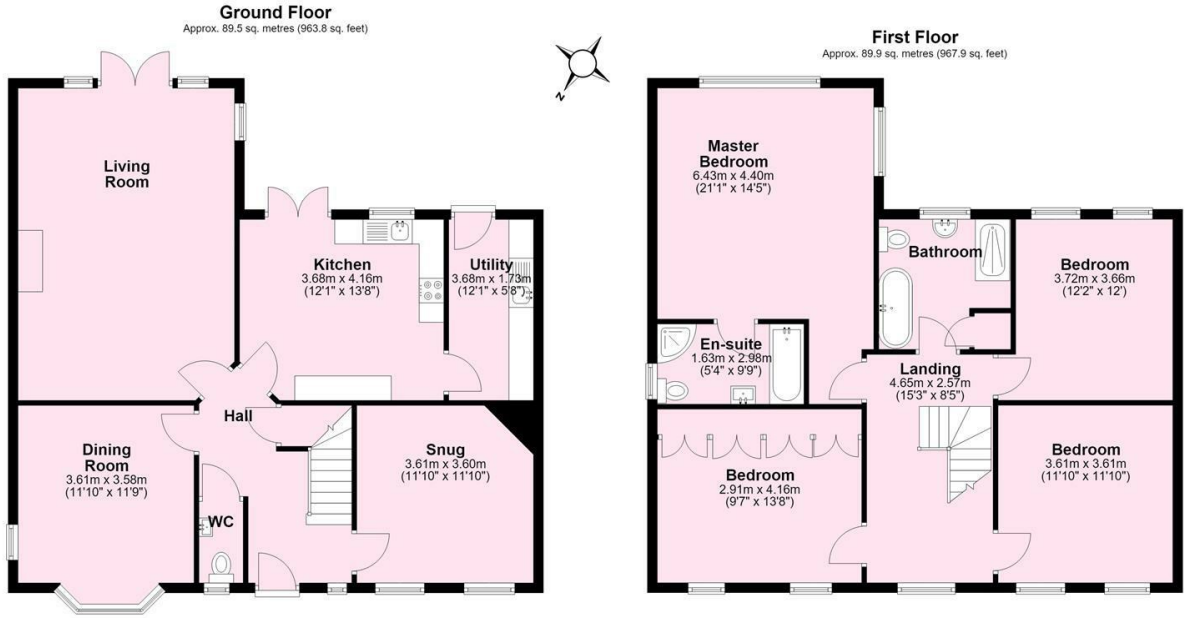
Little Grange is an impressive family home, finished to an exceptionally high standard and occupying a desirable Main Street position within the highly regarded village of Tollerton. Offering almost 2,000 sq ft of versatile and beautifully presented accommodation, this outstanding property combines spacious family living with the appeal of a semi-rural lifestyle, while remaining conveniently placed for local amenities, York city centre and the market town of Easingwold.

- Exceptional Family Home
- Three Reception Rooms
- Quality Re-Fitted Breakfast Kitchen
- Utility Room & Guest WC
- Double Garage & Off-Road Parking For Two Cars
- Front & Rear Gardens
- Four Double Bedrooms
- Bedroom One With Luxury En-Suite Bathroom With Separate Shower
- Luxury House Bathroom With Separate Shower
- Superb Location With Village Amenities & Close to York & Easingwold

Guide Price £725,000

Tenure: Freehold

Council Tax Band: G



Total area: approx. 179.5 sq. metres (1931.8 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
Plan produced using PlanUp.









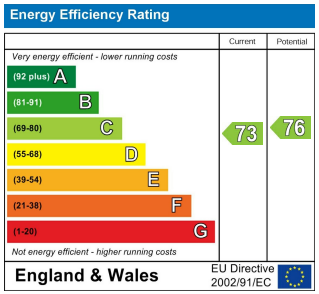














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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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