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HERE TO GET *you* THERE

19 Pond View, Tollerton, YO61 1AG



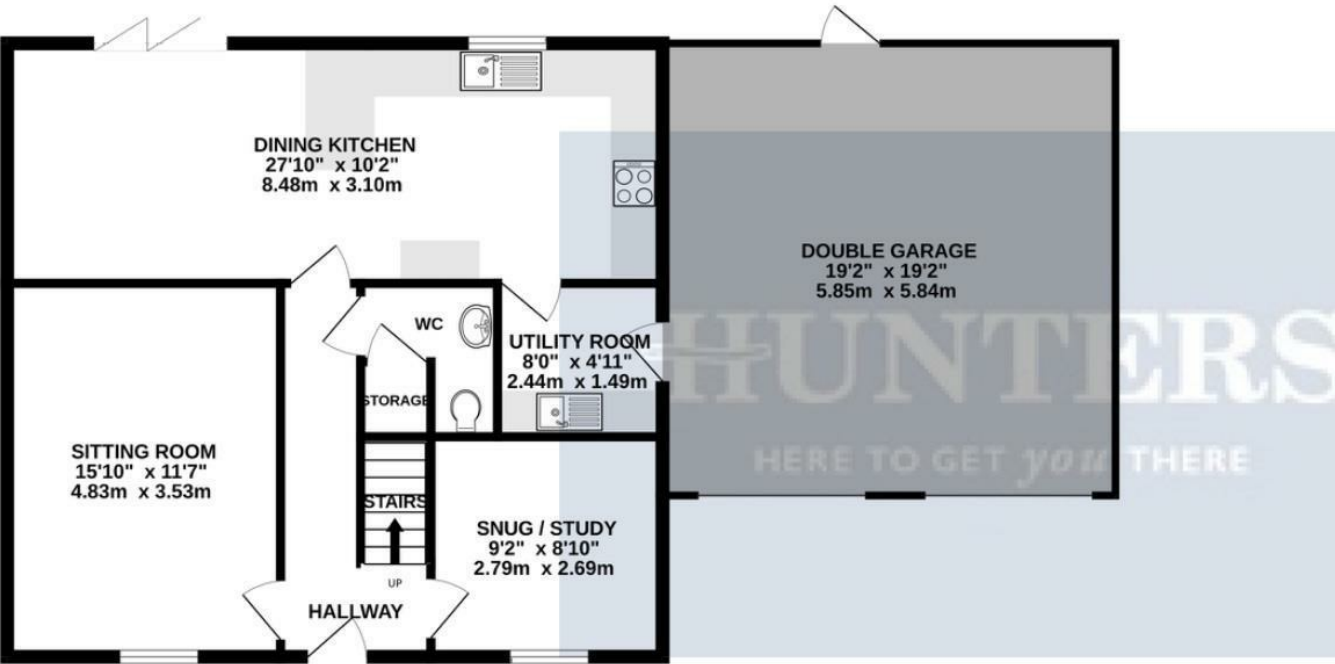
# 19 Pond View, Tollerton, YO61 1AG

Guide Price £585,000

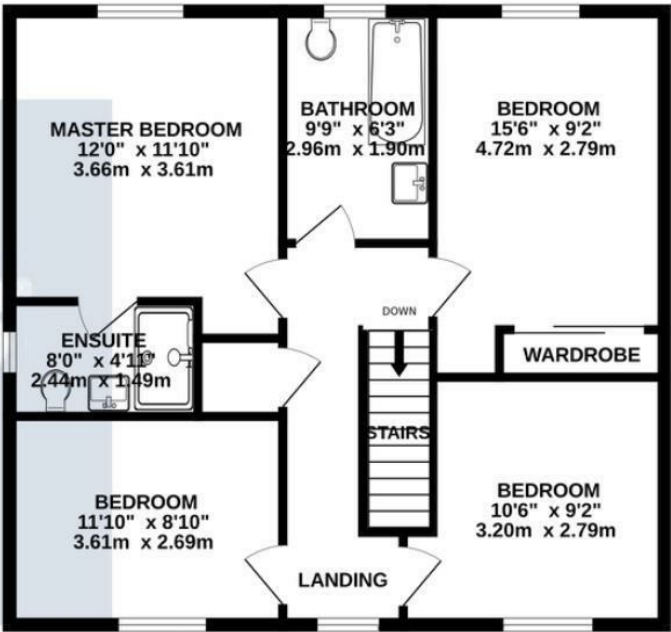
Situated in the popular village of Tollerton this four bedroom detached family home built by the renowned local builder Daniel Gath Homes in 2021 is immaculately presented and sure to appeal. Offering space and versatility it comprises: hallway, sitting room, snug/study, dining kitchen, utility room and wc. To the first floor is the master bedroom with en-suite bathroom, three further bedrooms and a family bathroom. There is a beautiful enclosed garden to the rear, a double garage and additional off street parking. It also benefits from gas fired central heating and extensive double glazing. EPC rating B and Council Tax Band E. A viewing is highly recommended to appreciate this lovely home. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com

GROUND FLOOR  
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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		

- **DETACHED HOUSE**
- **IMMACULATE HOME**
- **EPC RATING B**

- **FOUR BEDROOMS**
- **LOVELY GARDEN**
- **COUNCIL TAX BAND E**

- **TWO BATHROOMS**
- **POPULAR VILLAGE LOCATION**

#### **HALLWAY**

Accessed via part glazed composite front door, wood effect flooring, stairs to first floor, radiator

#### **SITTING ROOM**

Window to front aspect, radiator, wood effect flooring

#### **SNUG/STUDY**

Window to front aspect, wood effect flooring, radiator

#### **WC**

Understairs storage cupboard/cloaks, low flush wc, pedestal wash basin, ceiling spotlights, radiator, extractor fan

#### **DINING KITCHEN**

Fitted with a range of base and wall mounted units with matching Silestone Quartz preparation surfaces, inset single drainer sink unit, integrated Neff appliances to include electric double oven, microwave, induction hob, overhead extractor, full height fridge and dishwasher. Window to rear aspect, radiator and vertical radiator, fully glazed bi fold doors to rear garden, recessed ceiling lights

#### **UTILITY ROOM**

Fitted with base and wall mounted units with matching work surface, inset single drainer sink unit, integrated under the counter no frost freezer, plumbing for washing machine, radiator, door to garage

#### **FIRST FLOOR LANDING**

Window to front aspect, loft access point (drop down ladder, part boarded and light)), airing cupboard, radiator

#### **MASTER BEDROOM**

Window to rear aspect, radiator

#### **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window

#### **BEDROOM TWO**

Window to rear aspect, radiator, fitted wardrobes

#### **BEDROOM THREE**

Window to front aspect, radiator

#### **BEDROOM FOUR**

Window to front aspect, radiator

#### **FAMILY BATHROOM**

Panelled bath with overhead shower attachment, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window

#### **OUTSIDE**

To the front of the property is a small landscaped garden with a small lawn and borders of plants and flowers. Pedestrian access down the side of the property leads to the rear garden. This is south west facing and again is landscaped to include a lawn, two paved patio areas and borders of plants, flowers and shrubs. There is an additional piece of garden to the side of the property which is a border of flowers and shrubs.

#### **GARAGE**

There is a double garage with electric roller doors (2). It has power and light laid on, wall mounted central heating boiler and a personnel access door to/from the rear garden.

#### **MAINTENANCE/SERVICE CHARGE**

There is a service charge of £25 pcm to cover the communal areas, the pond area and roads on the development.

#### **ANTI MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

















