



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





Situated in the popular village of Tollerton this well presented two bedroom semi detached bungalow is sure to appeal. Benefiting from extensive double glazing and gas fired central heating it briefly comprises: entrance lobby, kitchen, lounge/diner, inner hallway, two bedrooms and a bathroom. There are gardens front and rear, a driveway for off street parking and there is a summerhouse and workshop/store. A viewing is highly recommended to appreciate this lovely property. Council Tax Band B and EPC rating C. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND B
- BUNGALOW
- POPULAR VILLAGE
- SEMI DETACHED
- EPC RATING C

## ENTRANCE LOBBY

Accessed via composite front door, cloaks cupboard housing central heating boiler

## KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit with mixer tap, electric cooker point, overhead extractor hood, plumbing for washing machine, windows x 2 to side aspect, radiator

## LOUNGE/DINER

Window to front aspect, radiator, feature cast iron wood burning stove

## INNER HALLWAY

Loft access point, storage cupboard

## BEDROOM ONE

Fitted wardrobe, window to rear aspect, radiator

## BEDROOM TWO

Fitted wardrobe, window to rear aspect, radiator

## BATHROOM

Panelled bath with electric shower over, vanity unit with inset wash basin, low flush wc, opaque window to side aspect, ladder style radiator

## GARDEN

To the front of the property is an enclosed garden laid to gravel for ease of maintenance. The rear garden is paved again for ease of maintenance. There is also a workshop/store and summerhouse which both have power and light laid on.

## PARKING

There is a driveway with room for off street parking.

## 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

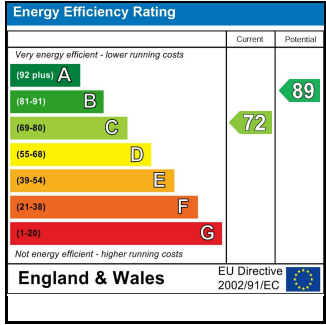
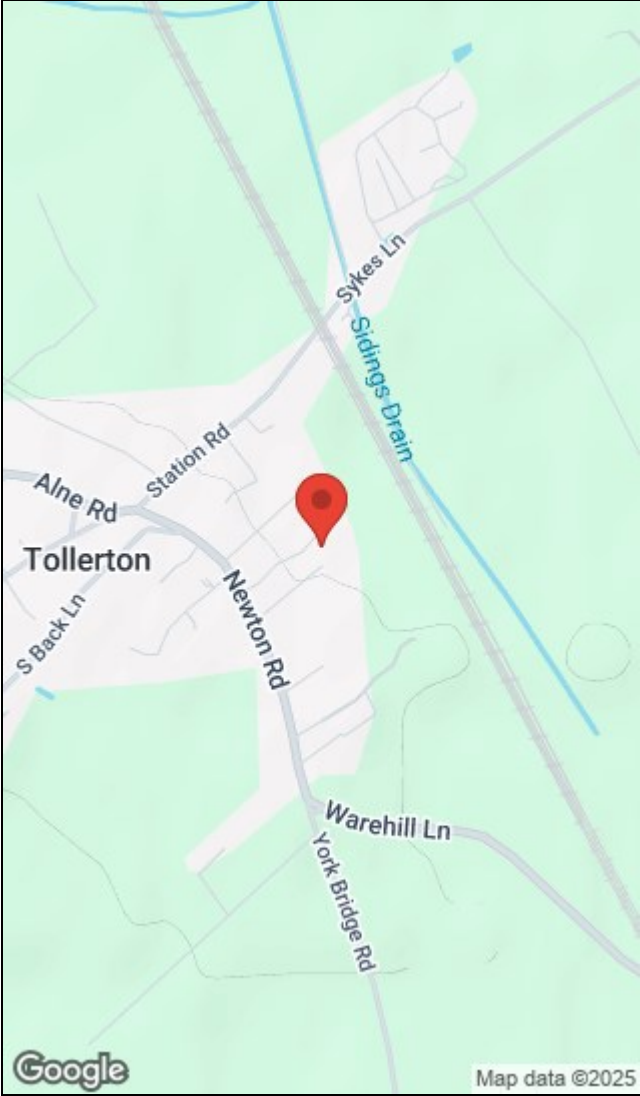
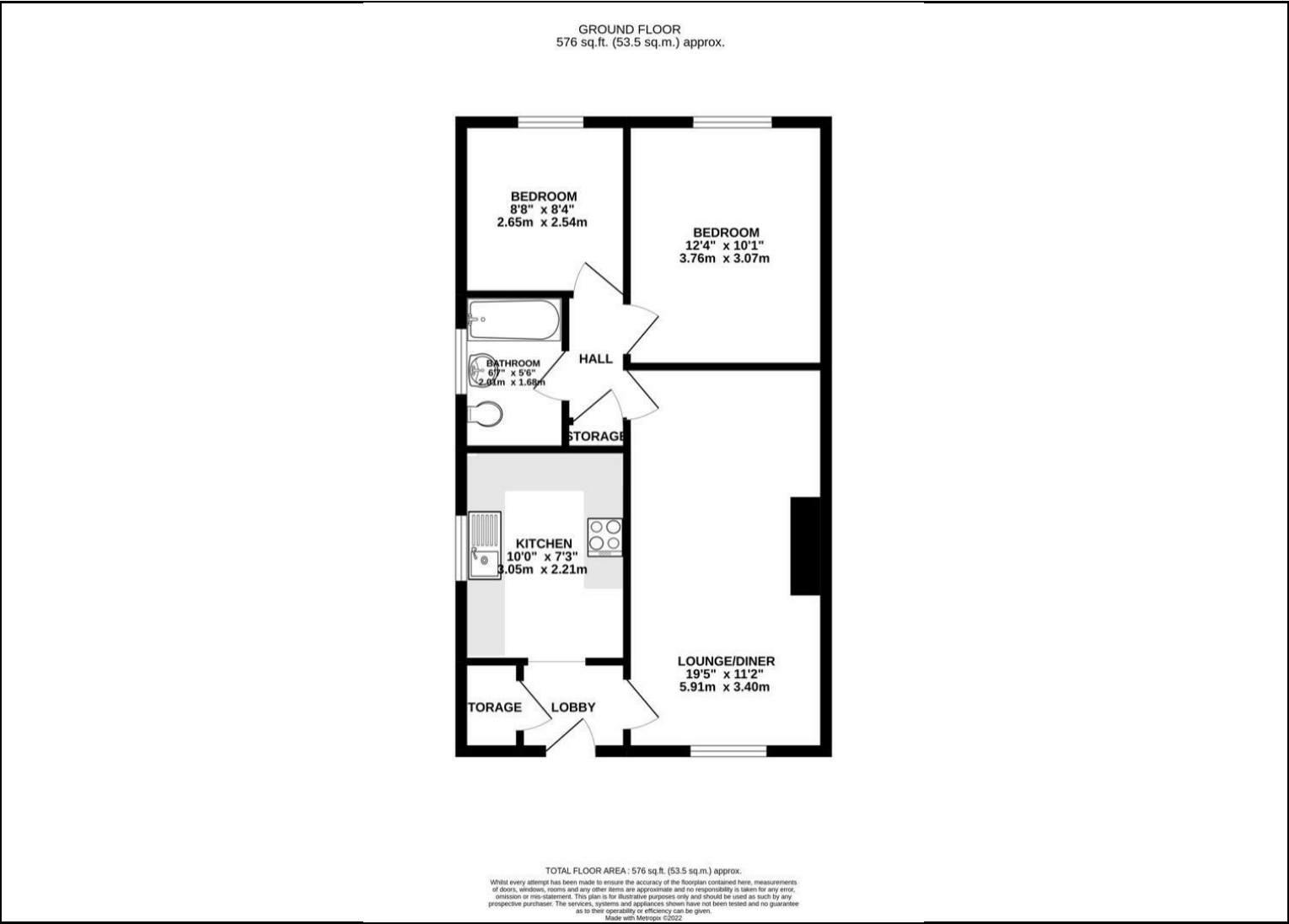
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Market Place, Easingwold, York, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com



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