



HUNTERS[®]
HERE TO GET *you* THERE

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Situated in the popular village of Tollerton this two bedroom semi detached bungalow is offered with NO ONWARD CHAIN and is sure to appeal. Benefiting from extensive double glazing and gas fired central heating it comprises: kitchen, lounge/diner, conservatory, two bedrooms and a shower room. Outside are gardens front and rear and a driveway for off street parking. EPC rating C and Council Tax Band B. Apply Easingwold Office on 01347 823535.

TOLLERTON

Tollerton is a rural village nestled in the Vale of York, located 10 miles north of York and 5 miles south of Easingwold. Tollerton offers a charming and welcoming atmosphere. At the heart of the village lies the Green, where you'll find the Tollerton Village Store and Post Office. The village is also home to St. Michael's Church and two public houses.

KITCHEN

Providing the main access door from the side the kitchen is fitted with a range of wall and base units with worktops, an integrated stainless steel sink with a mixer tap, a gas hob, an electric oven and grill, a fridge freezer and a washing machine. There is a central heating radiator, windows to two elevations and a door providing access into the inner hall.

INNER HALLWAY

Access to the lounge, bedrooms and shower room, loft access point, partially boarded and housing the central heating boiler

LOUNGE

Window to front aspect, radiator, fireplace with wood surround and inset coal effect gas fire

BEDROOM ONE

Window to rear aspect, radiator

BEDROOM TWO

Radiator, fully glazed double doors to conservatory

CONSERVATORY

Radiator, double doors to rear garden

SHOWER ROOM

Walk in shower cubicle with mains shower, wall mounted wash basin, low flush wc, opaque window, tiled walls, ladder style radiator

OUTSIDE

Externally to the front of the property the garden is laid to lawn with the addition of a driveway providing off street parking. To the rear of the property there is an

enclosed garden which again, is laid to lawn with the addition of a paved and gravelled area and a timber garden shed.

PARKING

There is a driveway to the front of the property for off street parking

AGENTS NOTE

Please be advised the photos used in these details are stock photos

ANTI MONEY LAUNDERING

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.







GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA - 506 sq.ft. (47.0 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			90
(81-91) B			
(69-80) C			
(55-68) D		71	
(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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