

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hambleton View

Tollerton, YO61 1QW

Guide Price £245,000



Council Tax: B



# 5 Hambleton View

Tollerton, YO61 1QW

Guide Price £245,000



## KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated electric oven, gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, window to front aspect, door to side aspect, tiled floor, ceiling spotlights

## INNER HALLWAY

Loft access point (part boarded)

## LOUNGE/DINER

Feature fireplace, window to front aspect, radiator

## BEDROOM ONE

Window to rear aspect, radiator

## BEDROOM TWO

Window to rear aspect, radiator

## SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, wall mounted wash basin, ladder style radiator, extractor fan

## OUTSIDE

To the front of the property is an open area of lawn. Timber gates lead to the enclosed rear garden which is laid mainly to lawn with a paved patio area and a large shed.

## PARKING

There is a driveway 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

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.



## Road Map



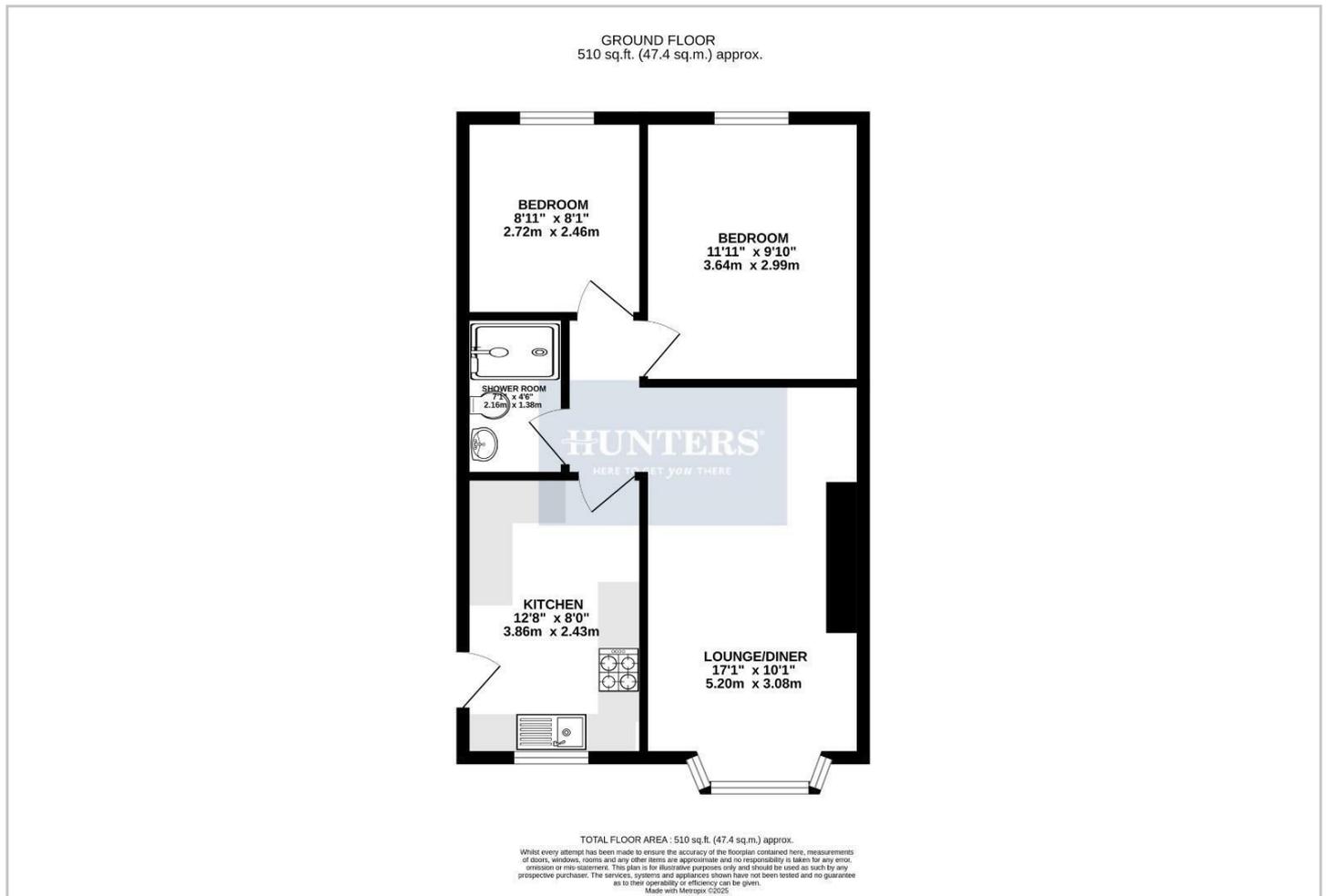
## Hybrid Map



## Terrain Map



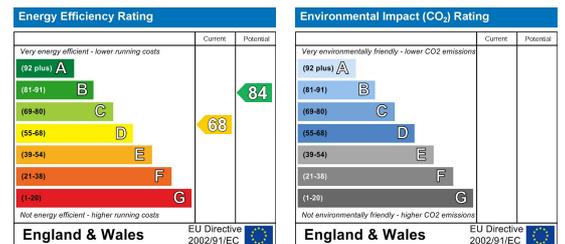
## Floor Plan



## Viewing

Please contact our Hunters Easingwold Office on 01347 823535 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.