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# Church Close, Tollerton, York

Guide Price £400,000

**Situated in a cul de sac location in the popular village of Tollerton this four bedroom detached family home is sure to appeal. Having been extended to the ground floor it comprises: hallway, lounge, wc, dining kitchen/snug and to the first floor is the main bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is an enclosed south facing garden to the rear and there is a single garage and off street parking to the front. The property also benefits from extensive double glazing and gas fired central heating and has an EPC rating C and Council Tax Band E. 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.

## HALLWAY

Accessed via part glazed composite front door, radiators x 2, wood flooring, fitted shelving, door to garage, stairs to first floor

## LOUNGE

Feature fireplace with inset coal effect gas fire, window to front aspect, radiators x 2, fitted shelving, wood flooring

## WC

Low flush wc, pedestal wash basin, ladder style radiator, opaque window, wood flooring.

## DINING KITCHEN/SNUG

Fitted with a range of base and overhead units with matching preparation surfaces, inset twin Belfast sink units, integrated appliances to include range cooker, dishwasher, washing machine, tumble dryer, and wine cooler. Space for fridge/freezer, radiator, electric radiators x 2, windows to 3 aspects, fully glazed door to rear garden

## FIRST FLOOR LANDING

Loft access point, storage cupboard, airing cupboard

## BEDROOM ONE

Fitted wardrobes, window to front aspect, radiator

## EN-SUITE SHOWER ROOM

Walk in shower area with mains shower, low flush wc, pedestal wash basin, radiator, opaque window to side aspect, recessed ceiling lights

## BEDROOM TWO

Fitted wardrobes, radiator, window to rear aspect

## BEDROOM THREE

Window to front aspect, radiator

## BEDROOM FOUR

Window to rear aspect, radiator

## FAMILY BATHROOM

Suite comprising panelled bath with electric shower over, fitted screen, low flush wc, vanity unit with inset wash basin, opaque window to side aspect, radiator, recessed ceiling lights

## OUTSIDE

To the front of the property is an area of lawn. There is pedestrian access down the side of the property leading to the enclosed south facing rear garden. This is laid mainly to lawn with borders of shrubs and plants. There is also a paved patio area.

## GARAGE AND PARKING

A driveway with room for off street parking leads to a single integral garage. This has an electric door, power and light, wall mounted central heating boiler and there is a personnel access door to/from the hallway.

## 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.



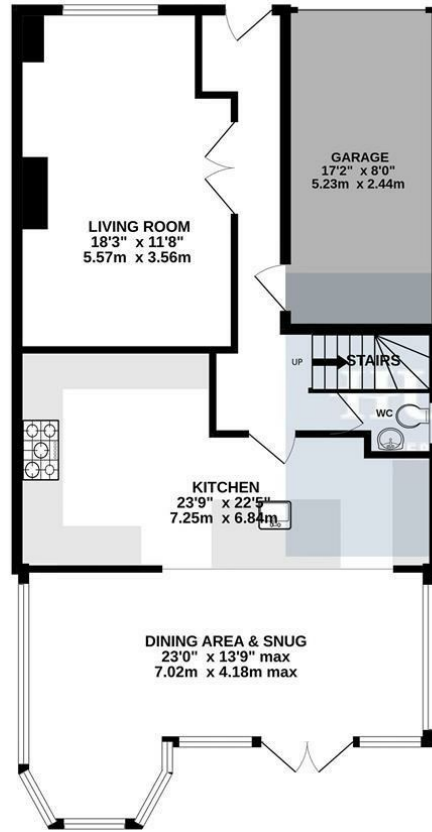




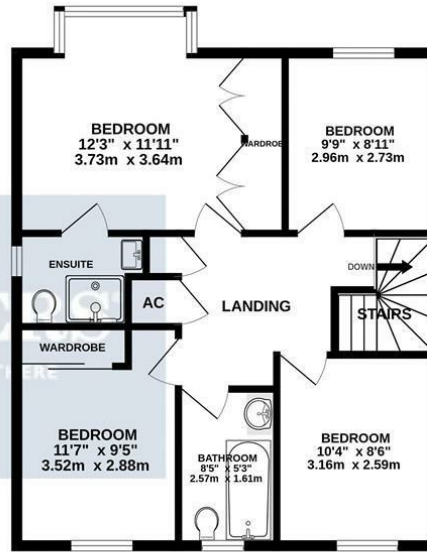




GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.4 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                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  | 69                         | 80        |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

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