



HUNTERS[®]
HERE TO GET *you* THERE

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Hambleton View, Tollerton, York

Guide Price £240,000



Situated in the popular village of Tollerton this two bedroom semi detached bungalow which was totally refurbished in 2021 is sure to appeal. Benefiting from extensive double glazing and gas fired central heating it comprises: kitchen, lounge/diner, two bedrooms and a shower room. Outside are gardens front and rear and a driveway for off street parking. EPC rating D and Council Tax Band B. Apply Easingwold Office on 01347 823535.

KEY FEATURES

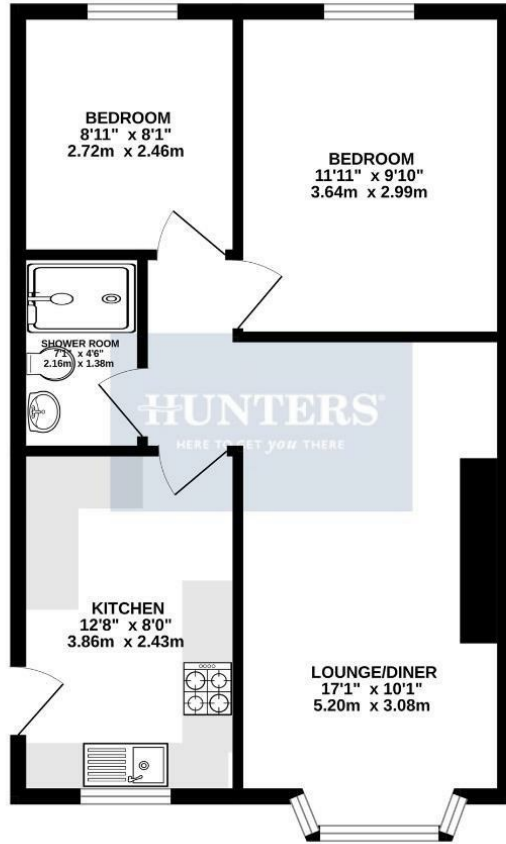
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- TOTALLY REFURBISHED IN 2021
 - POPULAR VILLAGE
 - CUL DE SAC LOCATION
 - EPC RATING D
 - COUNCIL TAX BAND B





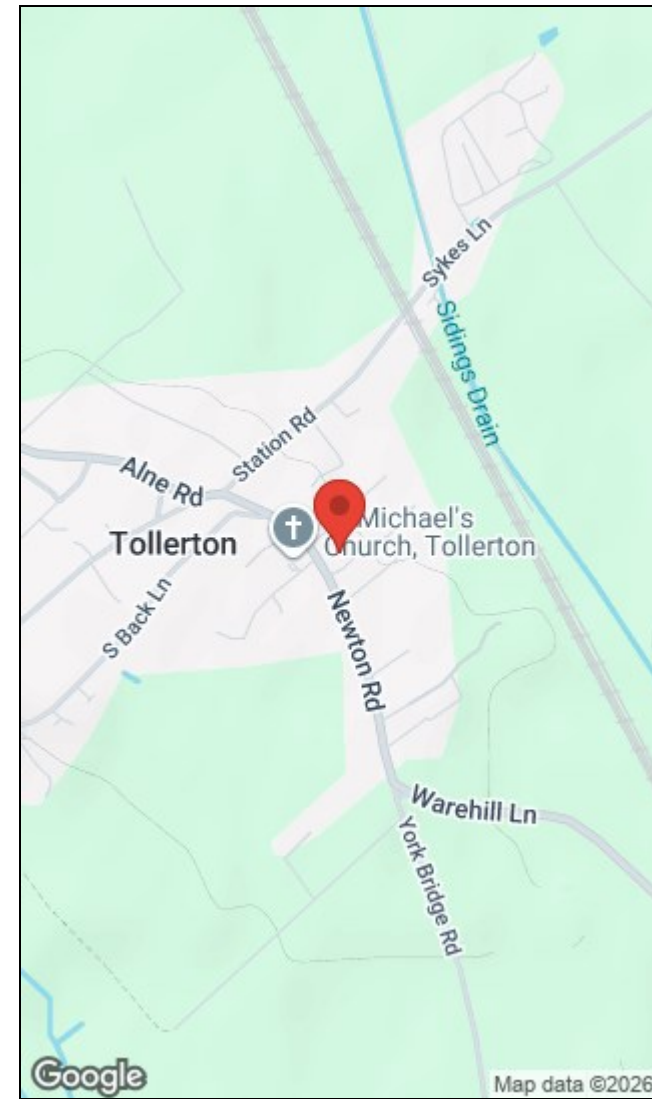


GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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