



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

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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.

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

## 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.

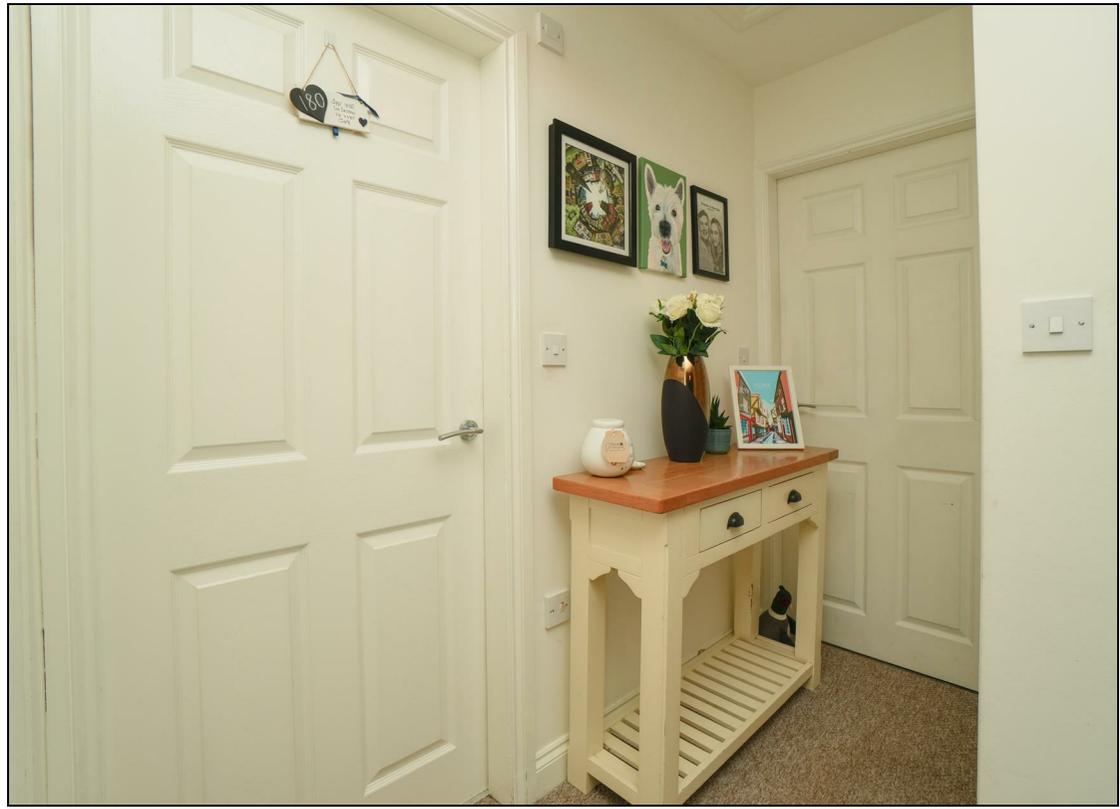
## PARKING

There is a driveway for off street parking

## DISCLAIMER

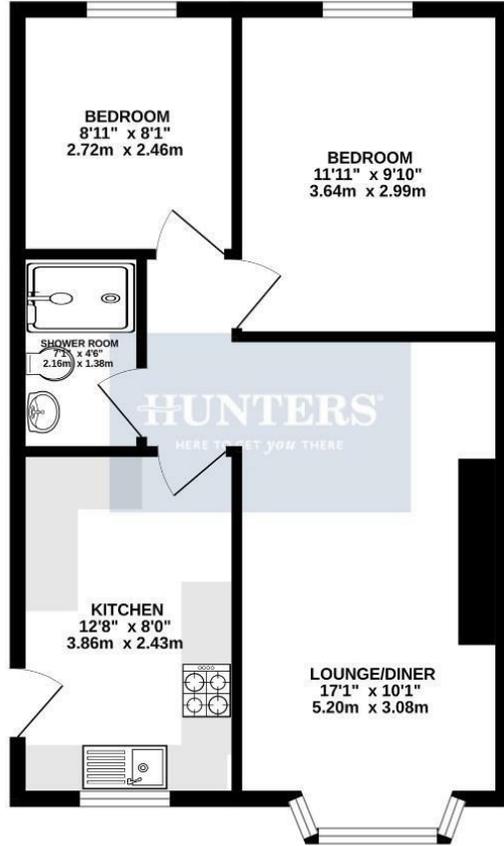
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.





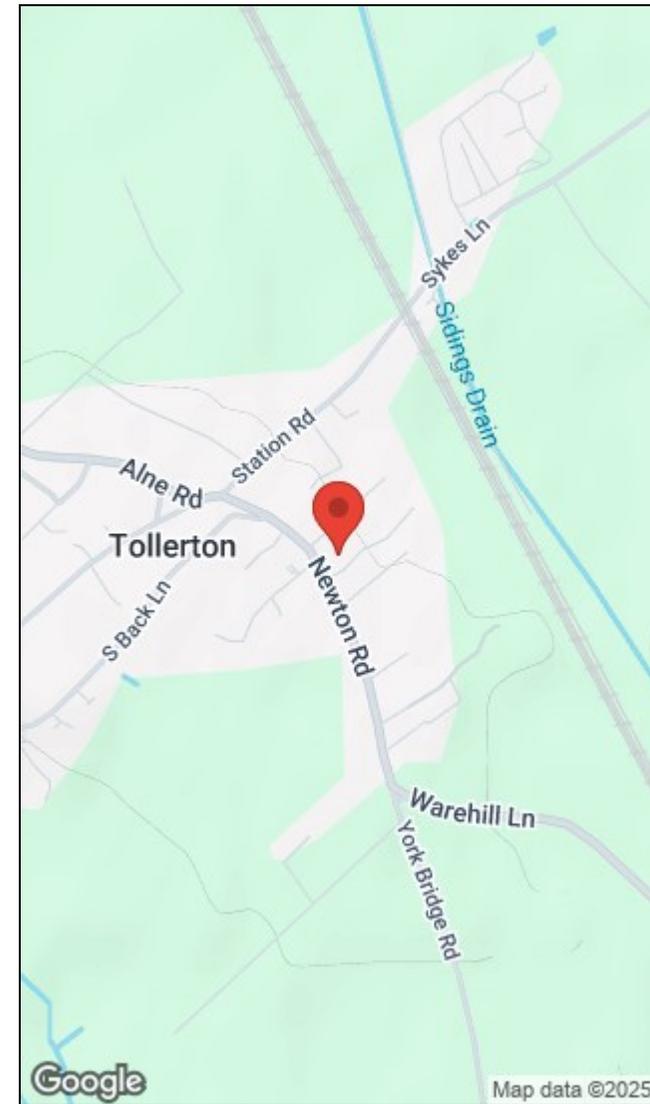


GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



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			
(92-99) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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