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10 Church Close, Tollerton, York, YO61 1QS

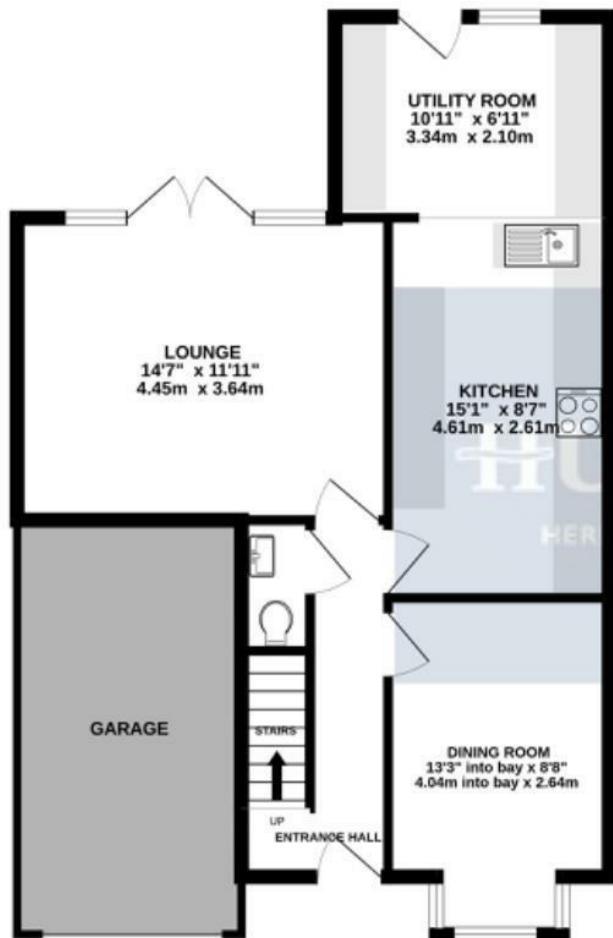
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Guide Price £350,000

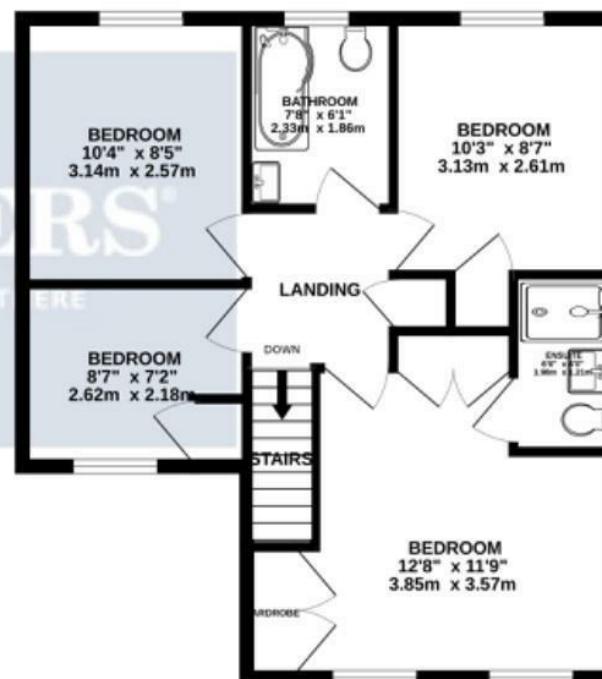
Situated in a cul de sac location in the popular village of Tollerton this four bedroom detached family home is sure of appeal. Offered with NO ONWARD CHAIN it comprises: hallway, dining room, lounge, wc, kitchen, utility area and to the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is an enclosed garden to the rear and there is a single garage and ample off street parking to the front. EPC rating to follow and Council Tax Band D. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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		
England & Wales		
EU Directive 2002/91/EC		

- FOUR BEDROOMS
- POPULAR VILLAGE
- COUNCIL TAX BAND D

- EN-SUITE FACILITIES
- CUL DE SAC LOCATION

- DETACHED HOUSE
- EPC RATING TO FOLLOW

HALLWAY

Accessed via part glaze Upvc front door, wood flooring, radiator, stairs to first floor, understairs storage cupboard

DINING ROOM

Bay window to front aspect, radiator

WC

Low flush wc, pedestal wash basin, extractor fan, radiator

LOUNGE

Fireplace with marble surround, inlay and hearth with inset coal effect gas fire, windows x 2 to rear aspect and fully glazed doors to rear garden, radiator

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated electric double oven, gas hob and extractor hood, integrated fridge/freezer, integrated dishwasher, breakfast bar, ceiling spotlights, radiator

UTILITY AREA

Fitted base units and worktop, plumbing for washing machine, space for tumble dryer, second integrated fridge/freezer, windows x 2 to rear aspect, part glazed door to rear garden

FIRST FLOOR LANDING

Fitted cupboard, loft access point

BEDROOM ONE

Fitted wardrobes, windows x 2 to front aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window to side aspect, tiled floor, recessed ceiling lights

BEDROOM TWO

Window to rear aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Window to front aspect, radiator

BATHROOM

Suite comprising p shaped bath with mains overhead shower attachment, fitted screen, low flush wc, pedestal wash basin, ladder style radiator, opaque window

OUTSIDE

The front of the property is mainly paved with Indian stone to allow for off street parking. Pedestrian access down both sides of the property lead to an enclosed rear garden. Again this is laid mainly with Indian stone for ease of maintenance. There is also a summerhouse.

GARAGE

There is a single garage with electric door. It has power and light laid on and the wall mounted central heating boiler is in here.

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.









