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Wild Rose Cottage Main Street, Tollerton, York, North
Yorkshire, YO61 1QQ

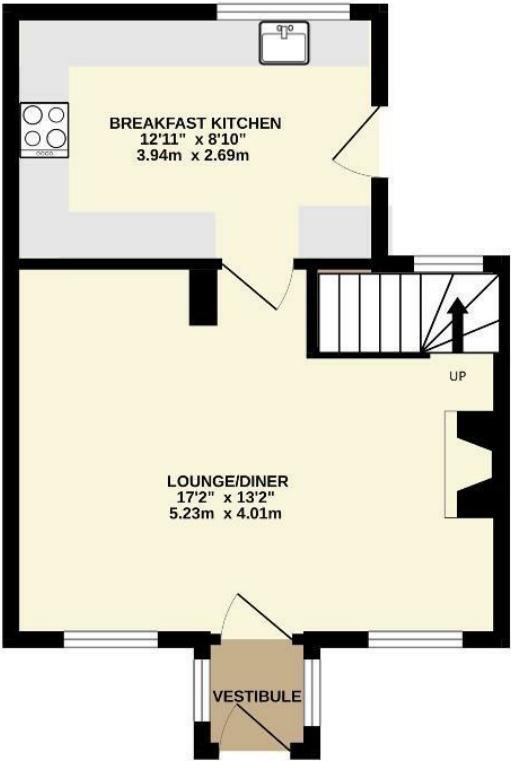
Wild Rose Cottage Main Street, Tollerton, York, North Yorkshire, YO61 1QQ

Guide Price £335,000

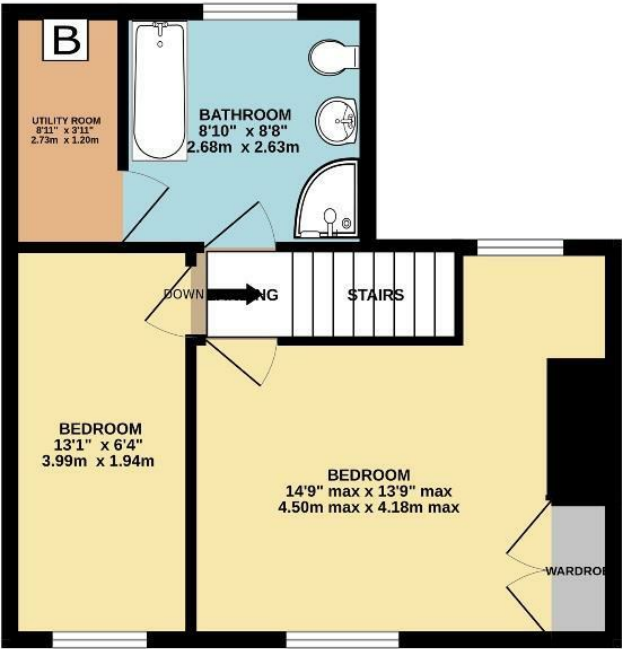
Situated in the popular village of Tollerton and full of character and charm this two bedroom semi detached cottage is sure to appeal. With lots of features it briefly comprises: entrance lobby, lounge/diner, breakfast kitchen and to the first floor two bedrooms and a bathroom with utility room off it. Outside are gardens to front and rear, off street parking to the front and a useful building in the rear garden that could be utilised as an office/studio. EPC rating D and Council Tax Band C. A viewing is highly recommended to appreciate this lovely home. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

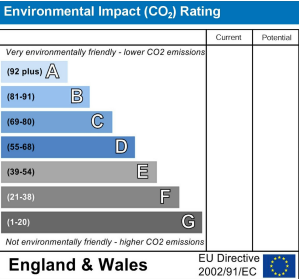
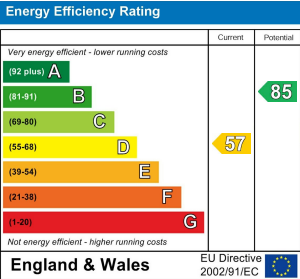


1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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ENTRANCE LOBBY

Accessed via part glazed timber front door, windows to both sides, quarry tiled floor, part glazed front door to lounge/diner

LOUNGE/DINER

Fireplace with beamed mantle, stone hearth and inset cast iron wood burning stove, wooden floor, exposed beams, windows x 2 to front aspect, radiators x 2, stairs to first floor

BREAKFAST KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset belfast sink unit, integrated electric cooker, hob and extractor hood, integrated dishwasher, integrated fridge/freezer, breakfast bar, window to rear aspect,, quarry tiled floor, radiator, part glazed stable door to side aspect

FIRST FLOOR**BEDROOM ONE**

Windows to front and rear aspects, fitted cupboard, radiator

BEDROOM TWO

Window to front aspect, radiator, loft access point

BATHROOM

Panelled bath with shower attachment to taps, walk in shower cubicle with mains shower, low flush wc,, pedestal wash basin, window to rear aspect, recessed ceiling lights, radiator, door to utility room

UTILITY ROOM

Range of base and wall mounted units with matching work surface, fitted shelving, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler

GARDEN

To the front of the property is a garden laid mainly to lawn with borders of mature shrubs and plants. Pedestrian access leads down the side of the house to the rear garden. This again is laid mainly to lawn with borders of plants and bushes. There is also a greenhouse and a good sized brick store

OFFICE/STORE

There is a building which could be utilised for a number of things. It has wood laminate flooring, exposed beam, fully glazed door to the front and a window to the side. There is power and light laid on.

PARKING

At the front of the property a five bar gate leads to a gravelled area which has borders of plants and room for the parking of two vehicles.

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.









