



Stephensons

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Market Place
Easingwold
North Yorkshire
YO61 3AB

Tollerton, Tollerton, York, YO61

Price Region £625,000



5 bed Detached House

Hall/cloakroom/wc

Sitting Room

Dining Room & Kitchen

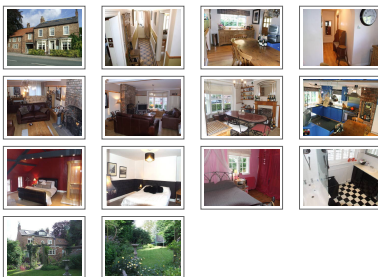
5 Double Bedrooms

2 En-suites & Bathroom

Dressing Room

Utility Room & Garage

Large Walled Gardens



[Location Map](#)

A deceptively spacious detached victorian family home, situated in this much sought after village location. We are delighted to offer for sale this well presented, period, five bedroomed detached family home with gas central heating and secondary double glazing.

AMENITIES

Tollerton is a popular village conveniently located approximately 20 minutes drive from the centre of York and approximately 4 miles from the Georgian Market Town of Easingwold via the A19. There is a bus service on a daily basis to the highly regarded Easingwold School. There is also a local village store/Post Office with other amenities contributing to an active village life including village hall, tennis courts, doctors surgery, a public house.

The accommodation in greater detail comprises as follows:

TO THE GROUND FLOOR

ENTRANCE HALL

An open hallway with a period tiled floor, pine doors leading to the reception rooms. Radiator. Stairs to the first floor.



KITCHEN

Door leading to:



CLOAKROOM

With hanging rails, shelving and a pine storage cupboard with combi boiler under. Window. Door leading to:

WC

White suite comprising of low level WC, pedestal wash hand basin with cupboard under and window.



STAIRS TO FIRST FLOOR

With a large oval picture window overlooking the rear garden.



SITTING ROOM

6.76m(22'2") approx x 3.56m(11'8") approx

A large bright and airy room with views to the rear and front of the property. The focal point of the sitting room is the large working open brick built fireplace, with a stone hearth. A wood picture rail with concealed lighting within. A wood secondary glazed bay window overlooks the front of the property with a built in window seat. To the rear of the room is a Upvc double glazed door leading to a patio, which is ideal for alfresco dining. Radiator with cover and laminate wood flooring.



DINING ROOM

3.58m(11'9") x 3.25m(10'8") into alcoves

A feature antique fireplace, with a pine surround and tiled inset and hearth. To the front of the property is a large wooden bay window again with secondary glazing. Radiator and laminate 'parque' effect wood flooring.



KITCHEN

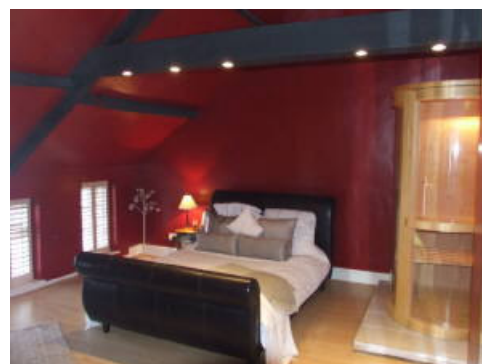
4.62m(15'2") x 5.18m(17'0") narrows to 9'5

Having wooden kitchen units, with granite effect work surfaces, a large stainless steel range with oven and six ring hob, extractor hood over. Space for fridge and dishwasher. Two radiators. Dining area. There are windows to all sides of the kitchen making it a large and airy room. Laminate wood flooring. A stable door leads to the rear of the property from the kitchen.

**MASTER BEDROOM SUITE**

4.83m(15'10") x 6.25m(20'6") narrows to 14'0

The master bedroom suite was created by the present owners, as the room was previously two smaller rooms. The room is light and airy with a bespoke sauna, a vaulted ceiling, shuttered windows to the front, velux to the roof and spot lights. Radiator. Laminate wood flooring. A doorway through to the en-suite and an archway to the dressing room area.

**EN-SUITE SHOWER ROOM**

2.13m(7'0") approx x 1.93m(6'4") approx

White suite comprising of low level WC, pedestal wash hand basin, walk in shower cubicle with Mira shower over and fully tiled. Heated towel rail. Laminate wood flooring and velux window, fitted with shutters. Spot lights.

DRESSING ROOM

5.33m(17'6") approx x 2.18m(7'2") approx

With an area of walk in wardrobe space having hanging rails and shelving to both sides of the room. Additional space to the dressing room with a small pine door back to the main house. Windows to the front and rear of the property.

BEDROOM TWO & SHOWER

3.66m(12'0") into alcoves x 3.66m(12'0")

Secondary glazed wood window to the front elevation, this bedroom is offered with a shower room, Mira shower with shower curtain and tiled. Two radiators.

**BEDROOM THREE**

3.58m(11'9") x 3.07m(10'1") into wardrobes

Secondary glazed wood window to the front elevation. Fitted wardrobe cupboards, shelving to the far wall which is ideal for bookshelving and extra storage. Radiator. Laminate wood flooring.

BEDROOM FOUR

3.56m(11'8") into alcoves x 2.97m(9'9")

A light room with views over the rear gardens. Built in wardrobes and shelving, display shelves. Radiator with a real wood floor.



FAMILY BATHROOM

2.49m(8'2") approx x 2.06m(6'9") approx

White suite comprising low level WC, inset sink unit with cupboard under. Bath with Mira shower over, shower screen and fully tiled. The window is to the rear of the property with white wooden shutters to the windows. Having black and white chequered linoleum to the floor.



TO THE SECOND FLOOR

the house with a wood double glazed window looking down to the rear garden. Display shelving to one side of the window.

BEDROOM FIVE

4.27m(14'0") into alcove x 3.86m(12'8")

Velux windows to each side of the roof, one being a double velux giving outstanding views over the open countryside beyond, making the room very light. All windows fitted with bespoke blinds. Radiator. Storage in the eaves.

BATHROOM

3.25m(10'8") approx x 2.03m(6'8") approx

White suite comprising, low level WC, pedestal wash hand basin, bath with Mira shower over with a shower screen and fully tiled. Silver effect linoleum to the floor. Velux with bespoke blind fitted.

OUTSIDE OFFICE

4.62m(15'2") approx x 1.88m(6'2") approx

This space would be ideal for an office area, presently used for storage. Window to front elevation.

UTILITY ROOM

4.11m(13'6") approx x 3.81m(12'6") approx

Ideal for storage and for washing etc. Currently housing a fridge, freezer, washing machine and dryer. Sink unit with cupboards under. Cupboards and drawers providing storage.

TO THE OUTSIDE



GARAGE

The garage is approached down the arched driveway, the garage has an up and over door, power and light fitted.

GARDENS

The gardens are approached down the drive and are all to the back of the property, large patio areas and a lawned garden with large borders full of established shrubs and fruit trees. To the front is an area with a box hedge and black railings.



SERVICES

All mains services are installed to the property although these together with electrical gas and mechanical appliances have not been tested by the agents.

Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement.

TENURE

We understand the tenure to be freehold although we have not had sight of any title deeds or any other legal documents.

VIEWING

Strictly by prior appointment through Stephenson's, Market Place, Easingwold. Telephone (01347) 821145.

e-mail - easingwold@stephensons.co.uk

www.stephensons4property.co.uk

BUYING A HOUSE

SURVEYS

If you are proposing to purchase a property you are advised to obtain an independent survey and valuation prior to exchange of contracts.

Our area surveyor Helen Barclay carries out professional surveys and valuations on all types of residential properties for banks, building societies and private clients. For more details on the popular RICS Homebuyers Survey and Valuation Report please contact us at our Easingwold Office on (01347) 821145.

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Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential	Environmental(CO2) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		44	53	(39-54) E			44
(21-38) F				(21-38) F	37		
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales		Directive 2002/91/EC		England & Wales		Directive 2002/91/EC	

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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