

Church Close, Tollerton, York

£400,000

Stephensons
estate agents & chartered surveyors

Church Close, York YO61 1QS

Est. 1871

£400,000

A stylish and surprisingly spacious 4 bedroom detached property in a pretty village just 1 mile off the A19, 4 miles from Easingwold and 8 miles from York. Features include luxury en-suite and bathrooms, large sitting room and a stunning 416 sq ft dining kitchen and living area plus a double width drive and an integral single garage making this an exceptional family home.

A practical entrance lobby with space for coats, boots and shoes welcomes you into this fabulous family home which was extended, remodelled and significantly upgraded throughout by the current owners in 2022 and a spacious sitting room with invaluable built-in storage and a contemporary wood-burning stove sets the tone for the style and quality that follows.

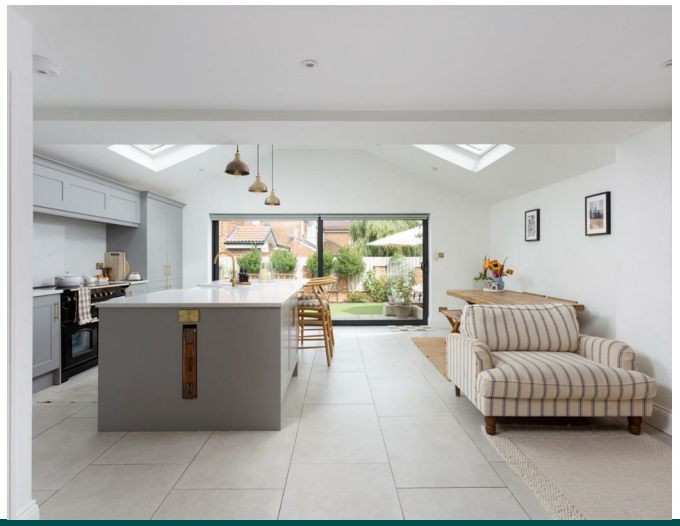
An inner hallway with staircase and cloakroom/WC leads through to the stunning 21'2" (6.45m) long open-plan dining kitchen and living room. This impressive space features underfloor heating, a high vaulted ceiling and 13'0" (3.96m) wide sliding doors opening onto an elevated paved seating terrace.

The high specification 2022 kitchen features quartz worktops, floor-to-ceiling storage cupboards and an expansive quartz topped central island and breakfast bar that also incorporates a period style twin sink and an integrated dishwasher. The kitchen also includes a full height fridge and separate freezer, space for a range cooker and a useful utility room leading off.

The generous first floor landing provides access to the principal bedroom with built-in wardrobes and stylish en-suite shower room, 3 further bedrooms and a luxuriously appointed family bathroom.

Other internal features of note include oak doors, gas fired central







Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 63
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.











heating, double glazing and a drop-down ladder from the landing providing access to a boarded loft offering useful additional storage.

Outside, a double width block paved driveway provides ample parking and access in to the integral single garage which has a remote control roller door.

The enclosed, split-level rear garden has been attractively landscaped to create a paved seating terrace, artificial lawn and established flowerbed borders complemented by a useful storage area to the side of the property.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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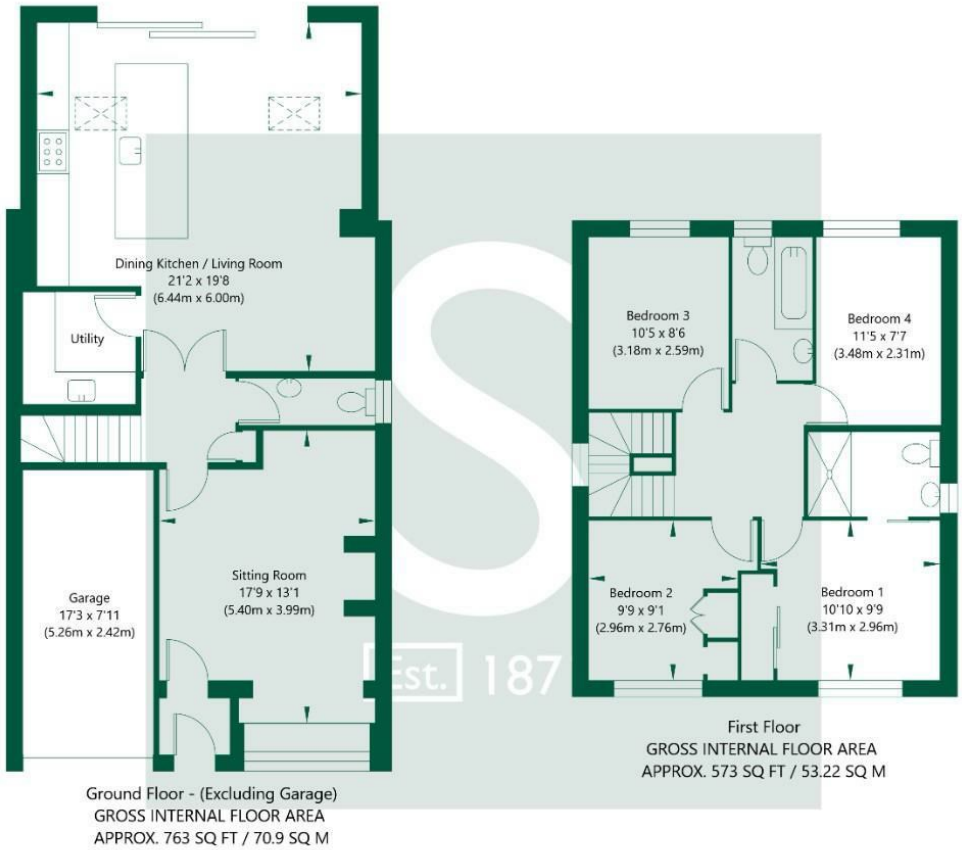
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Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 763 SQ FT / 70.9 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 573 SQ FT / 53.22 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1336 SQ FT / 124.12 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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