

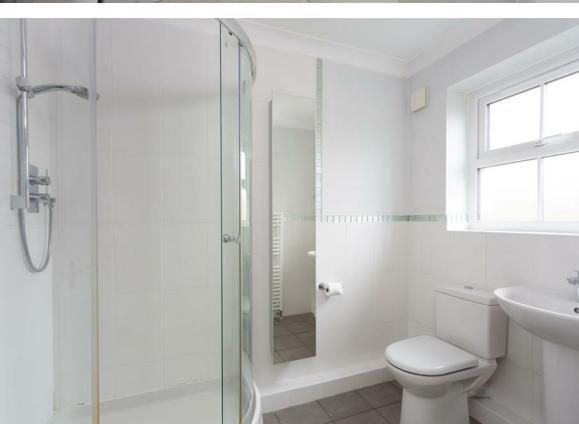


## Tholthorpe, York Guide Price £499,950

A surprisingly spacious detached property located within a stone's throw of one of the area's prettiest village greens. Originally built in the mid 1990's and extensively upgraded in 2025, this 4 bedroom village home features over 1,620 sq ft of freshly decorated and newly carpeted living space that includes 3 formal reception rooms and a new kitchen, complemented by a single garage and a landscaped rear garden.

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## Inside

A reception hall with cloakroom/wc and understairs storage cupboard leads off into a snug and a 17'5" (5.32m) long sitting room with open fireplace, village green glimpses and double doors leading through into a formal dining room with access out into the rear garden. The superbly appointed new kitchen features extensive storage and expansive worktop space, integrated appliances (induction hob, eye-level double oven and grill, dishwasher and washing machine) and space for a freestanding fridge freezer, complemented by a useful walk-in storage cupboard and a door out into the rear garden.

The first floor landing with airing cupboard leads off into a principal bedroom with en-suite shower room, 3 further double bedrooms (2 with village green glimpses) and a stylish bathroom with a D-shaped bath with shower above.

Other internal features of note include an oil-fired central heating system benefiting from a new boiler in 2025, double glazing and a security alarm system, both installed in 2025. The property further benefits from solar panels that supplement the property's energy bills.

## Outside

The front garden is enclosed by mature hedging and a shared driveway to the left of the property leads around to a brick built single garage with a parking space immediately in front of it.

The attractively landscaped rear garden features a lawn and a generous paved seating area..

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 1600\* Mbps download speed

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

## EPC Rating

C - 71

## Council Tax

TBC - North Yorkshire Council

## Current Planning Permissions

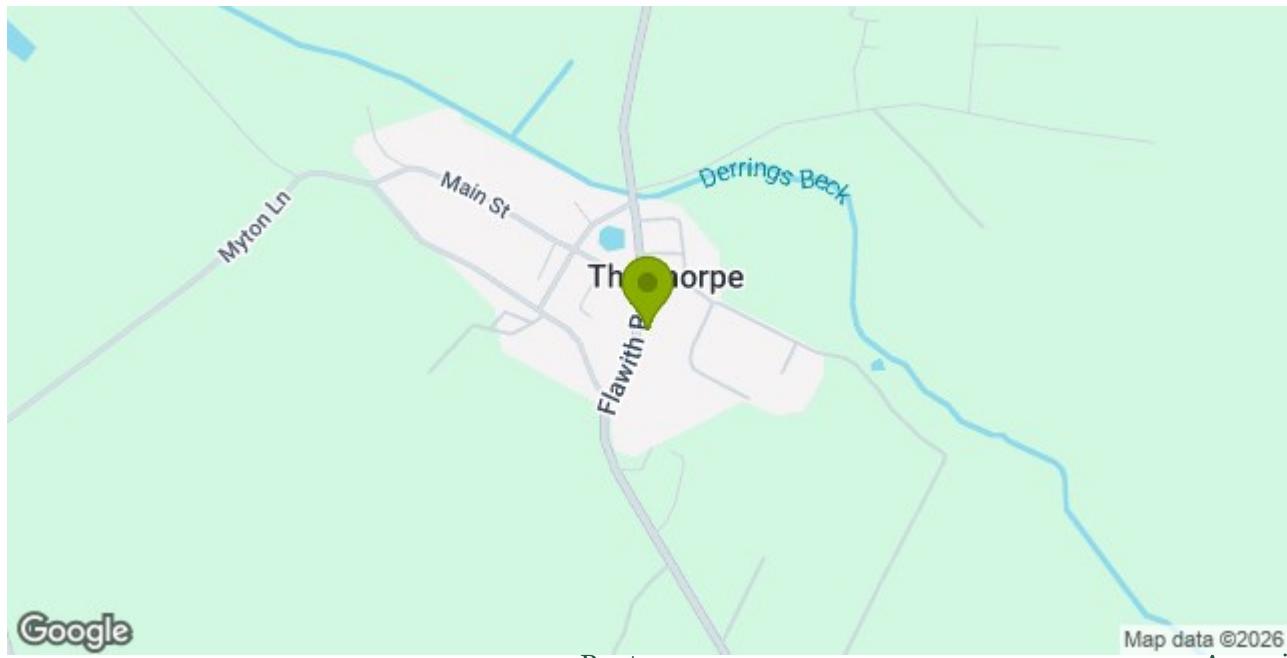
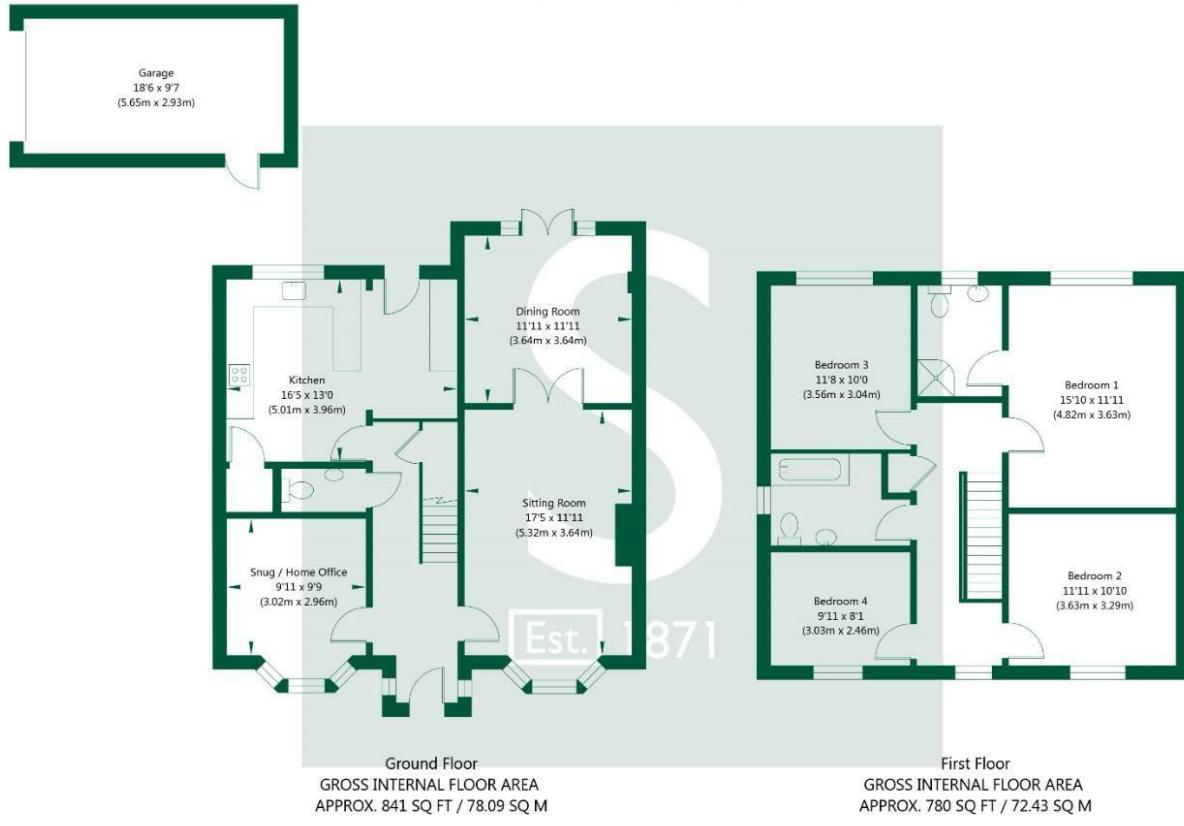
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## Imagery Disclaimer

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## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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