



## Hambleton View, Tollerton Guide Price £239,995

An impressively presented 2 bedroom semi-detached bungalow enjoying a cul-de-sac position and featuring an 18'1" long living room, attractively appointed kitchen, 1 double bedroom, 1 single bedroom with a versatile garden room leading off complemented by a stylish shower room, gas fired radiator central heating and a mix of both double and triple glazing.

\*\*\* DRIVEWAY, SINGLE GARAGE & LAWNED GARDENS TO FRONT & REAR \*\*\*



## Inside

A fabulous kitchen welcomes you to this impressive bungalow and it features timber worktops, generous storage and integrated appliances to include a touch control induction hob, eye-level double oven and grill, dishwasher and a washing machine complemented by further freestanding appliance space.

The 18'1" long living room offers an attractive feature fireplace and a triple glazed bay window.



An inner hallway with storage cupboard leads off into a stylish shower room, one double bedroom with fitted double wardrobe and one single bedroom with a double glazed door into a versatile garden room with double doors opening out into the rear garden.

Other internal features of note include gas fired radiator central heating and a mix of both double and triple glazing.

## Outside

The front garden is mainly laid to lawn and a driveway to the side of the bungalow provides parking and access through to a single garage. The rear garden features a lawn, flowerbed borders and a hardstanding for a 11'6" x 9'8" garden shed.

## Services

We have been advised by the vendor that all main services are connected to the property.

## Energy Efficiency

This property's current energy rating is C(69) and has the potential to be improved to an EPC of B(88).

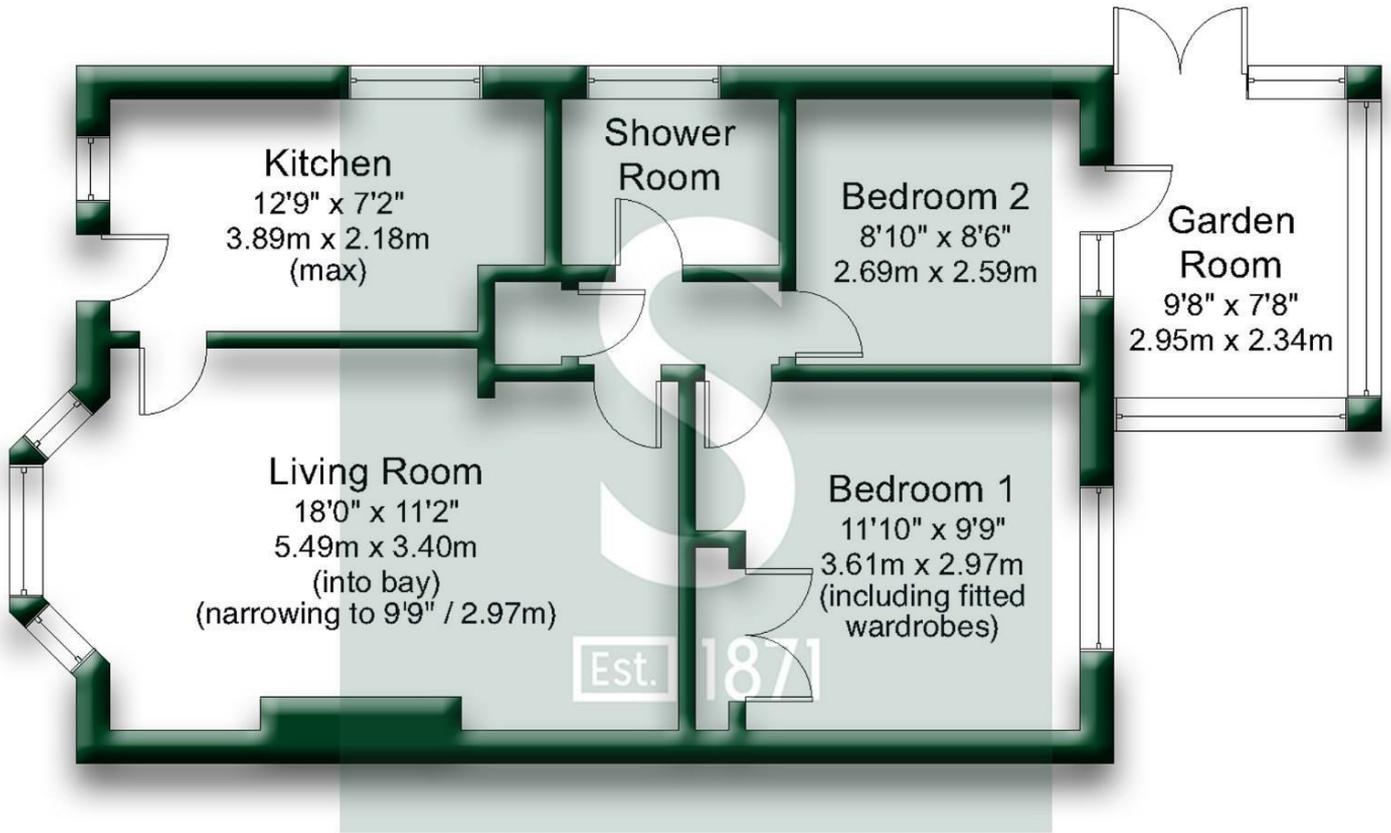
## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of B. The postcode for the property is YO61 1QW.

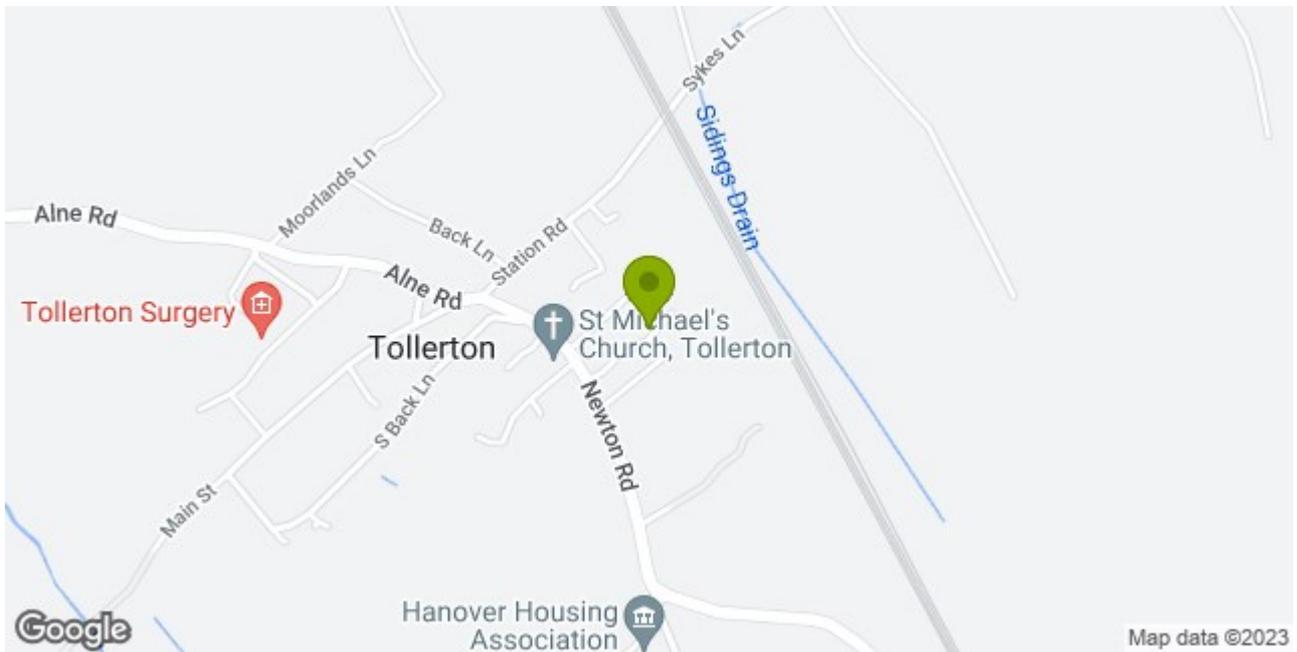
## Tenure

We have been informed by the vendor that the property is freehold.





Gross internal floor area (approx.): 57.4 sq m (618 sq ft) Not to Scale. Copyright © Apex Plans.



**Stephensons**

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- R E F Stephenson BSc (Est Man) MRICS FAAV
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