



12 Hambleton View, Tollerton, York YO61 1QW

Stephensons



An internal inspection is essential to appreciate the style and space on offer within this beautifully presented 3 bedroom semi-detached bungalow enjoying a cul-de-sac position and featuring a 25' long lounge/dining room with wood burning stove, tastefully appointed kitchen, impressive principal bedroom with dressing area and adjoining conservatory, 2 further bedrooms and a stylish bathroom complemented by a driveway and low maintenance gardens to both front and rear.

Hambleton District Council - Tax Band B

Viewings via Easingwold Office 01347 821145



The beautifully presented living space on offer features a 25'0" (7.62m) long living room with wood burning stove and recessed dining area plus a tastefully appointed kitchen featuring a range of base and wall storage cupboards complemented by an inset sink and drainer unit, freestanding appliance space and a double glazed door out to the side.

An inner hallway leads off into an impressive 16'10" (5.13m) long principal bedroom with dressing area and fitted wardrobes, 2 further bedrooms and a stylish bathroom. Other internal features of note include gas fired radiator central heating, double glazing, solar panels providing supplementary hot water and a small double glazed conservatory leading off the principal bedroom providing access out into the rear garden.

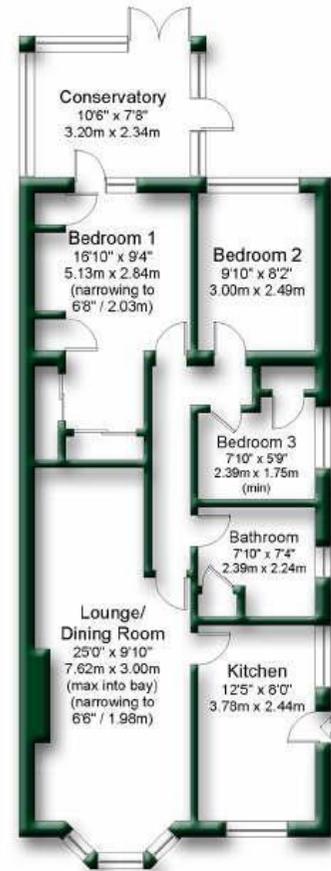
Externally a driveway provides off road parking and both the front and rear gardens have been attractively landscaped to provide low maintenance "no lawn mower required areas" with latter benefiting from a high degree of privacy and a useful garden store (9'6" x 9'0" with power and light connected.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Gross internal floor area excluding (approx.): 76.2 sq m (820 sq ft) Not to Scale. Copyright © Apex Plans.

Services

We have been informed by the Vendor that all mains services are connected to the property.

Stephenson's
 York 01904 625533
 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731

Partners
 JF Stephenson MA (Cantab) FRICS FAAV
 IE Reynolds BSc (Est Man) FRICS
 REF Stephenson BSc (Est Man) MRICS FAAV
 NJC Kay BA (Hons) pg dip MRICS
 OJ Newby MNAEA
 JE Reynolds BA (Hons) MRICS
 RL Cordingley BSc FRICS FAAV
 JC Drewniak BA (Hons)

Associates
 CS Hill FNAEA
 N Lawrence

Regulated by RICS Stephenson's is the trading
 name for Stephenson's Estate Agents LLP
 Partnership No: OC404255 (England & Wales)
 Registered Office: 10 Colliergate York YO1 8BP



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephenson's with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephenson's with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.