



Fleet Bank Lodge York Road | Tollerton, York

BoultonCooper

BC
Est. 1801





Fleet Bank Lodge, York Road | Tollerton, York

A substantial and well-presented five bedroom detached family home with outbuildings and land situated in a convenient location, outside the popular residential village of Tollerton.

There are extensive gardens to all sides, with hardstanding area providing ample off-street parking to the front, together with outbuildings offering scope for alternative uses (subject to the necessary consents).

Surrounding the property there are substantial grounds, including post and rail fenced paddock and shelter-belt woodland, extending in all to 3.95 acres (1.60 hectares) or thereabouts. Viewing essential.

- Substantial detached rural property
- 5 bedrooms, one with en-suite; family bathroom
- Garage, car port and outbuildings
- Extensive gardens, grounds and paddock land
- Extending in all to 3.95 acres (1.60 hectares) or thereabouts

Guide Price £850,000

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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL & INNER HALL

CLOAKROOM

Low flush wc and wash hand basin.

SITTING ROOM

7.85m x 5.03m (25'9" x 16'6")

Triple aspect uPVC double glazed windows, French doors out onto the outside patio area, cast iron wood-burning stove on brick and stone hearth, brick surround recess and timber mantelpiece.

KITCHEN

7.11m x 3.61m (23'4" x 11'10")

Triple aspect uPVC double glazed windows, range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer tap over, Rangemaster cooker with extractor hood over.

DINING ROOM

3.91m x 3.02m (12'10" x 9'11")

Side aspect uPVC double glazed window.

FAMILY ROOM

3.91m x 3.91m (12'10" x 12'10")

Side aspect uPVC double glazed window.



UTILITY ROOM

4.98m x 1.83m (16'4" x 6')

Rear aspect uPVC double glazed window, range of base mounted units, stainless steel sink and drainer, door to outside rear.

OFFICE

3.89m x 3.84m (12'9" x 12'7")

Side aspect uPVC double glazed window, radiator.

REAR LOBBY

Base mounted units, stainless steel sink and drainer, separate cloakroom with low flush wc, door to outside and into adjoining garage.

TO THE FIRST FLOOR

LANDING

Storage cupboard with shelving.

BEDROOM 1 (NE)

5.56m x 5.03m (18'3" x 16'6")

Side and rear aspect uPVC double glazed windows, radiator.

EN-SUITE BATHROOM

Rear aspect uPVC double glazed window, four piece suite comprising panelled bath, corner shower cubicle, low flush wc and wash hand basin, shaver point, tiled walls.

BEDROOM 2 (SW)

5.00m x 3.48m (16'5" x 11'5")

Front and side aspect uPVC double glazed windows, radiator, loft hatch.



STORAGE CUPBOARD

With shelving.

BEDROOM 3 (NW)

3.76m x 3.71m (12'4" x 12'2")

Rear and side aspect uPVC double glazed windows, radiator.

BEDROOM 4

2.92m x 2.87m (9'7" x 9'5")

Rear aspect uPVC double glazed bay window, radiator.

BEDROOM 5

2.92m x 2.90m (9'7" x 9'6")

Rear aspect uPVC double glazed window, radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over and glazed screen, low flush wc, wash hand basin into vanity unit, shaver point, tiled walls, rear aspect uPVC double glazed window,

OUTSIDE

The property is approached along a shared private driveway from the A19 (York Road), which sweeps along the property's grassland to the side of the house with ample parking facilities for multiple vehicles. The gardens wrap round Fleet Bank Lodge and are extensive with attractive patio seating areas ideal for al-fresco dining and enjoying views across the enclosed gardens and grounds beyond.

There are lawned gardens to all sides, with patio area to the north and hardstanding area providing ample off-street parking to the front. There is an adjoining paddock extending to approximately 2 acres, together with 1 acre mixed deciduous/evergreen woodland providing attractive shelter. In all extending to 3.95 acres (1.60 hectares).

GARAGE

5.08m x 4.78m (16'8" x 15'8")

Roller shutter door to the side, uPVC double glazed window to the front, electric power and light, with adjoining car port.

OUTHOUSE

Rendered construction, divided into 3 no. stores, with up and over door and personnel door to the side, further personnel door to the rear.

SERVICES

Mains water and electricity. Private drainage system and oil fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

COUNCIL TAX BAND

The property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton Office.

WHAT3WORDS

///stutter.palace.basics

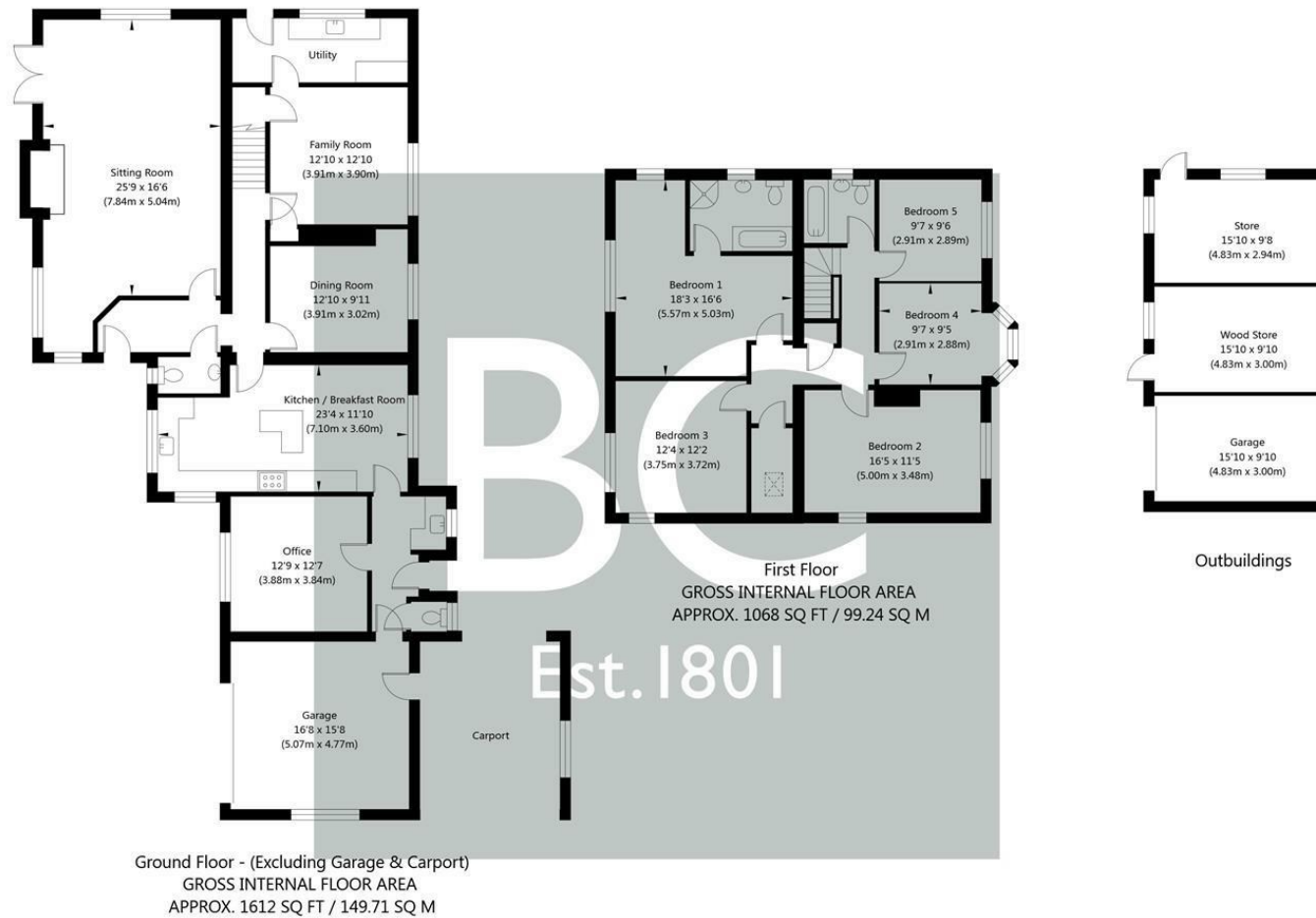




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2680 SQ FT / 248.95 SQ M - (Excluding Outbuildings, Garage & Carport)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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