



**Newton Road
Tollerton
York
YO61**

Offers in Excess of £480,000

bettermove 

Newton Road

York

Bettermove are proud to present this 4 bedroom semi-detached house in Tollerton, available with no forward chain.

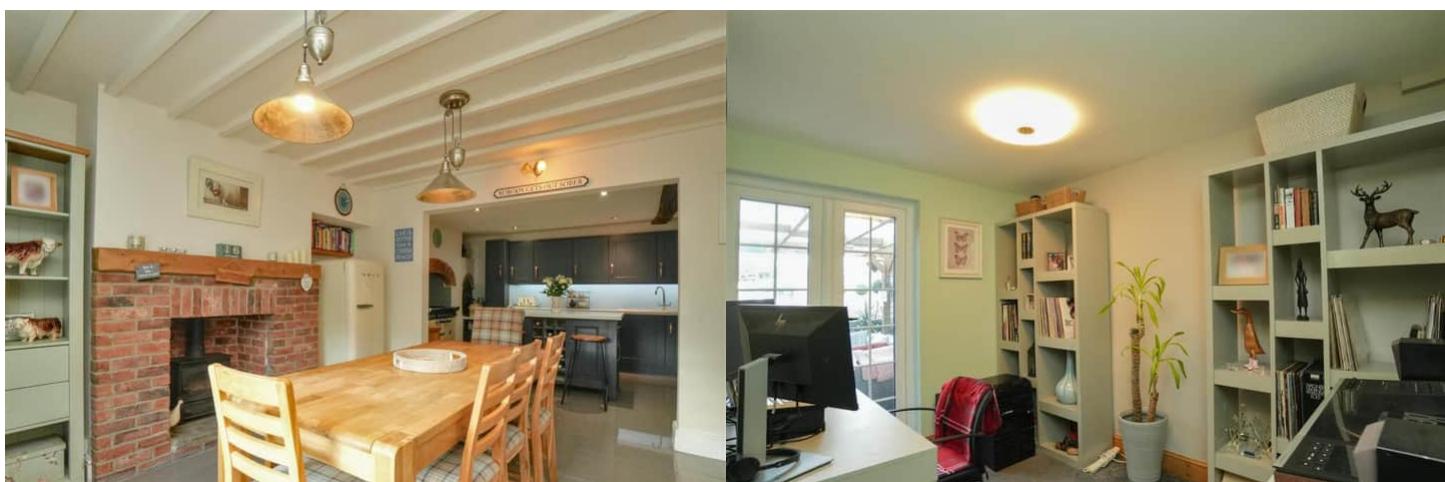
This property benefits from double glazing, and gas central heating throughout, with off road parking available to the side of the property.

The council tax band is E.

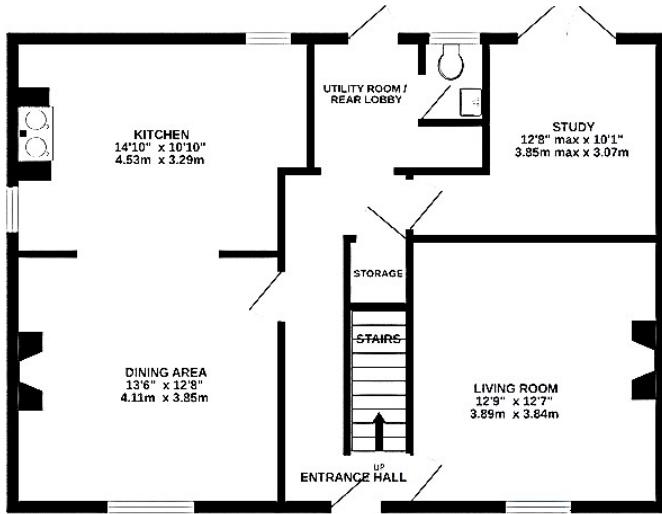
The interior of this beautifully presented property comprises a spacious living room, dining room, with a fireplace with a beamed mantel, recently fitted kitchen, utility room, WC, and study on the ground floor. The first floor consists of four bedrooms, with the master bedroom benefitting from a newly installed private en-suite, alongside the family bathroom. Outside, the property boasts an outbuilding, ideal for additional storage, alongside a private rear garden, complete with a decked covered seating area, with a bar, and artificial lawn, perfect for enjoying the summer months.

Located in the sought after village of Tollerton, York, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Poppleton Train Station, a variety of local bus routes, and quick access to the A1(M).

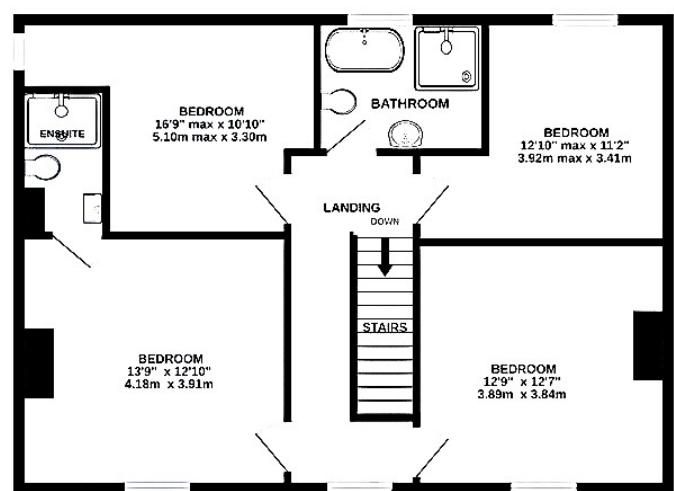
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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