



**MEADOWCROFT, BACK LANE, TOLLERTON, YORK, YO61 1PZ**  
£800,000

**Carter Jonas**



# MEADOWCROFT, BACK LANE, TOLLERTON, YORK, YO61 1PZ

Constructed in 2000, Meadowcroft is an individual detached house of mock-Georgian design, offering well-balanced accommodation extending to just over 2100 square feet. The property has been incredibly well-maintained and updated to evolve with modern living preferences and style, presenting as an attractive village home in a peaceful setting.

A bright entrance hallway flows through to spacious reception rooms, all with elegant 12-pane windows ensuring plenty of natural light throughout. There is a double length sitting room with a gas fireplace and French doors to the terrace and rear garden, and a traditional dining room alongside a fabulous kitchen and breakfast room with hand-built, shaker-style units and a central island. The attractive French doors open out onto a sunny terrace, perfect for al-fresco entertaining and screened by mature hedging. A useful utility room also provides external side access.

To the first floor, a central staircase branches out to 5 double bedrooms. The principal bedroom benefits from fitted wardrobes and an en suite bathroom; the remaining 4 bedrooms are served by a house bathroom. Both bathrooms have been upgraded in recent years and showcase high-quality, contemporary fittings and décor. From the landing there is access via folding steps to a two-thirds boarded loft space.

The spacious driveway sweeps around the side of the property, bordering the terrace and adjoining the double, integral garage which also houses the new gas boiler. Beyond this lies an easy maintenance lawned area, bordered by shrubbery and with neighbouring trees providing privacy. Fully enclosed by timber fencing, there is ample parking space for several vehicles.

Tollerton is a popular rural village offering picturesque surroundings and a vibrant community, with easy access to the wider area. The village itself benefits from excellent local amenities, including an award-winning shop/post office, a church, a doctors' surgery, two public houses, a village hall, a sports and recreation field with tennis court, cricket field and pavilion, and a well-equipped enclosed children's play area. The nearby A19 provides quick access to the market towns of Easingwold and Thirsk and the wider range of shops, schools and services that they have to offer. Further facilities, including travel links, can be found in the city of York which is only 10 miles away.

**TENURE** Freehold

**EPC BAND C**

**A HANDSOME 5 BEDROOM DETACHED HOUSE OCCUPYING A PEACEFUL POSITION IN THE WELL-SERVED VILLAGE OF TOLLERTON.**







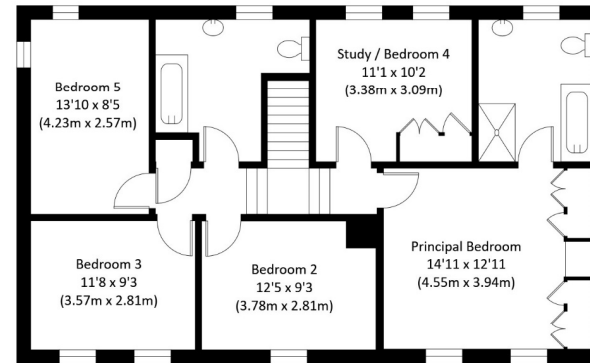
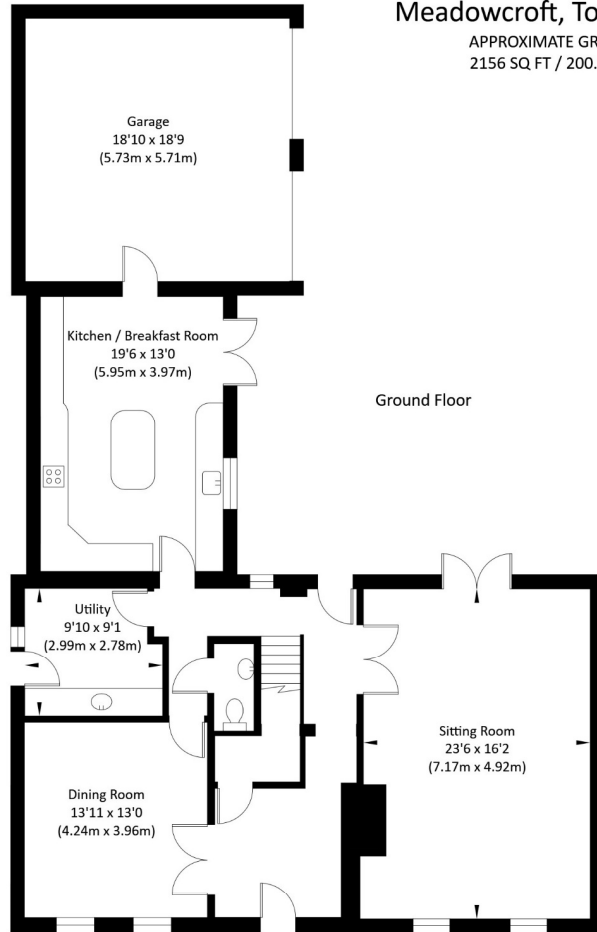






## Meadowcroft, Tollerton, York, YO61 1PZ

APPROXIMATE GROSS INTERNAL FLOOR AREA  
2156 SQ FT / 200.3 SQ M - (Excluding Garage)



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.