



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Roxby Nook, Roxby Road, Thornton-Le-Dale, Pickering, Yorkshire, YO18 7SX Guide price £499,950

Immaculately presented four bedroom detached property. Nicely tucked away at the end of a private drive, this property was built in 1950, occupying a lovely position off Roxby Road with a beautiful garden.

The property has mains gas central heating, UPVC double glazing and offers versatile living accommodation arranged over two floors with an east/west aspect. There are two light and airy reception rooms, one that enjoys the morning sunshine and has an open fire, the other with a gas fire and a lovely outlook across the garden, opening into the kitchen/dining area. A ground floor double bedroom with dressing area and en-suite bathroom. The first floor there are three further bedrooms with a good size bathroom.

The garden is glorious and features an expanse of lawn with mature trees, vegetable plot, south facing summer shed and patio; it offers a high degree of privacy during the Spring/Summer months and to the keen gardener or a growing family. In addition there is a detached, brick built garage with York stone paving in front and parking for up to 4 vehicles with a turning circle.

Thornton le Dale is located in North Yorkshire, about 12 miles from Scarborough, with a postcard thatched cottage, idyllic gardens and a stream that runs alongside the street. This picturesque village offers easy access to the local market towns of Pickering and Malton and to the coast. Close to Dalby Forest National Park and the North Yorkshire Moors the village has a lot to offer with many local shops and amenities all on hand.

EPC rating C



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALL

LIVING ROOM

11'5" x 14'11" (3.49 x 4.55)
Bay window to front aspect, open fireplace with tiled frame and timber surround, TV point, power points, radiator.

KITCHEN/DINING ROOM

22'0" x 14'7" x 11'10" x 10'5" (6.71 x 4.46 x 3.62 x 3.19)
Window and double French doors to rear aspect, wooden floorboards, range of fitted kitchen wall and base units with quartz work tops, tiled splashback, sink and drainer unit with mixer taps, integrated dishwasher, electric oven with extractor over, space for fridge/freezer, plumbing for washing machine, power points, radiator.

SITTING ROOM

22'0" x 14'7" (6.71 x 4.46)
Window to front, side and Double French doors to rear aspect, wooden floorboards, flame effect gas fire with brick splashback, TV point, power points, radiator.

BEDROOM ONE

10'5" x 12'4" (3.18 x 3.76)
Window and door to front aspect, power points, radiator.

EN-SUITE

Window to side and rear aspect, fully tiled walk in shower cubicle, hand was basin with vanity unit, heated towel rail, low flush W/C, extractor fan.

FIRST FLOOR LANDING

BEDROOM TWO

11'10" x 10'5" (3.63 x 3.18)
Window to rear and Velux to side aspect, fitted wardrobes and units, power points, radiator.

BEDROOM THREE

14'11" x 7'1" (4.55 x 2.16)
Window to side and rear aspect, storage eaves, power points, radiator.

BEDROOM FOUR

5'4" x 13'1" (1.65 x 4.00)
Window to front aspect, power points, radiator.

HOUSE BATHROOM

Velux windows to side aspect, fully tiled, panel enclosed bath with mixer taps and overhead shower, storage eaves, hand wash basin with pedestal, heated towel rail, extractor.

GARAGE

GARDEN

The garden is glorious and features an expanse of lawn with mature trees, vegetable plot, soft fruit cage and patio; it offers a high degree of privacy during the Spring/Summer months and to the keen gardener or a growing family. In addition there is a detached, brick built garage with York stone paving in front and parking for up to 3 vehicles.

PARKING

SERVICES

Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

COUNCIL TAX BAND E

ADDITIONAL INFORMATION

Solar panels average £1200 a year.

