



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	57
(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

Krithia, Westgate, Thornton-Le-Dale, North Yorkshire, YO18 7SG Guide price £525,000

Krithia is an immaculately presented semi detached 1920's home offering spacious and versatile accommodation, together with off-street parking, outside office (converted from garage), outbuildings and extensive gardens. Located along Westgate, regarded as one of the prime residential areas of Thornton-le-Dale.

The house has many period features including stained glass panels to the bay windows in both reception rooms, moulded cornicing, panel doors and an feature fireplace in the sitting room. The kitchen has been extended opening into a dining room which enjoys a fine outlook across the garden. Useful additions include a pantry/utility off the kitchen, a ground floor shower room and a walk-in linen cupboard leading off the landing. There are three double bedrooms, plus a stylish house bathroom.

There is a lovely garden which extends as far as the adjoining fields. There are well established borders, lawn, mature trees and a nature pond with water feature. In addition there is a greenhouse, outside loo and outside office/workspace (converted from a garage) and outhouses with electricity connected. A driveway to the side provides ample off road parking.

EPC RATING



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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ENTRANCE HALLWAY

Door and window to front aspect, stairs to first floor landing, power points, radiator.

SHOWER ROOM

Window to front aspect, enclosed corner shower with electric shower, low flush WC, wash hand basin, radiator, extractor fan.

SITTING ROOM

Bay to rear aspect with French doors onto garden, feature fireplace with electric fire, radiators, power points, coving

RECEPTION ROOM/BEDROOM

Bay window to front aspect, coving, power points, radiator

OPEN KITCHEN/DINING ROOM

Windows to side and rear aspect, doors to side aspect onto garden, tile flooring, spot lights, range of shaker style tall, base and wall units with roll top worksurfaces, tiled splashback, induction hob, integrated extractor, two single ovens, space for American fridge/freezer, integrated dishwasher, undermount sink and mixer tap, power points, radiators.

UTILITY ROOM

Range of base and wall units, space for washing machine, space for tumble dryer, tiled flooring, power points.

FIRST FLOOR LANDING

Window to front aspect, linen cupboard, power points, radiator

BEDROOM ONE

Window to rear aspect, power points, radiator

BEDROOM TWO

Window to rear aspect, power points, radiator

BEDROOM THREE

Window to front aspect, power points, radiator

BATHROOM

Window to side aspect, fully tiled, enclosed bath with electric shower over and shower screen, low flush WC, wash hand basin with pedestal, extractor fan, radiator.

GARDEN

There is a lovely garden which extends as far as the adjoining fields with well established borders, lawn, mature trees and a nature pond with water feature. In addition there is a greenhouse, outside loo and heaps of storage in the form of a workshop (converted from a garage) and outhouses with electricity connected. A driveway to the side provides off road parking.

GARAGE/OFFICE

Newly installed roof, velux windows, window to rear aspect, French doors to side aspect, vinyl flooring, installed a CAT6 Ethernet cable, fully insulated walls and ceiling, fitted electrical heater on the wall.

SERVICES

Mains water, mains gas & electricity are connected.

COUNCIL TAX BAND D

TENURE

Freehold

