



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			<div><div></div><div>85</div></div> <div><div></div><div>69</div></div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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



14, The Rise, Thornton-Le-Dale, North Yorkshire, YO18 7TG
£325,000

14 The Rise is a semi-detached and extended property benefitting from a south-west aspect rear and side garden. There is a shared driveway leading to a brick built garage, with ample parking to the rear.

The property comprises; entrance hall, living room, 22 ft dining kitchen, garden room, laundry, bathroom and separate WC. To the first floor are three double bedrooms and shower room.

The property lies in one of Yorkshire's best loved villages Thornton-le-dale, which is perfectly positioned for the North Yorkshire Moors and the fantastic range of walks and scenery they hold and is also within 15 miles of the coast. The village has an excellent range of amenities to include; shops, supermarket, doctors surgery, primary school, cafe's, and public houses.



HALLWAY
9'11" x 10'6" (3.04 x 3.22)
Entrance door with side glazing, shaker style cloakroom area, oak vinyl floor, ornamental handrail to stairs, radiator, large picture window.

LIVING ROOM
14'5" x 11'10" (4.41 x 3.63)
Window to front of property, cottage style door, carpet, radiator, TV point

DINING KITCHEN
12'4" x 22'6" (3.78 x 6.88)
Modern range of wall and base units, integrated oven, inset hob, extractor hood, window to side of property, oak vinyl flooring, single stainless steel sink with drainer, integrated dishwasher, triple feature light over dining area, vertical radiator.

LAUNDRY ROOM
5'9" x 9'6" (1.76 x 2.91)
Functional laundry/boot room with connections for washing machine and tumble dryer, counter top, radiator, vinyl flooring, external half glazed door to side of property.

WC
5'1" x 3'2" (1.57 x 0.98)
Low level flush WC, vinyl flooring, radiator.

BATHROOM
5'10" x 6'2" (1.8 x 1.89)
Bath with shower over, vinyl flooring, towel radiator, wash hand basin with pedestal. cottage style door.

GARDEN ROOM
11'10" x 14'1" (3.63 x 4.3)
French doors to rear garden, oak vinyl flooring, rooflight, cottage style doors, radiator.

HALLWAY/LANDING
2'8" x 5'3" (0.82 x 1.62)
Stairs to first floor, hand rail and carpet.

BEDROOM ONE
12'3" x 10'0" (3.75 x 3.05)
Fully integrated sliderobes, Window to front aspect, carpet, radiator.

BEDROOM TWO
14'2" x 7'4" (4.32 x 2.25)
Integrated storage, carpet, window to side aspect, radiator.

BEDROOM THREE
8'5" x 7'10" (2.59 x 2.4)
Window to rear aspect, carpet, radiator.

SHOWER ROOM
5'6" x 7'2" (1.69 x 2.19)
Glazed, tiled shower enclosure, electric shower wash hand basin with pedestal and mixer tap, low level flush WC, vinyl floor, window to rear aspect, towel radiator

OUTSIDE
Block paved driveway, garage with power, front gravel area, rear patio area with extensive lawned garden, shed.

COUNCIL TAX BAND C

