



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		 56	
(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		 56	
(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



17, Aunums Close, Thornton-Le-Dale, North Yorkshire, YO18 7TP

£425,000

Stunning fully refurbished 3 detached, bedroom bungalow.

Nestled on a substantial plot, this beautifully refurbished three-bedroom bungalow offers modern living with a touch of charm. Finished to an exceptional standard, the property boasts a stylish kitchen with integrated appliances, a contemporary bathroom, and a welcoming sitting room complete with a log burner set on a tiled hearth.

Externally, the bungalow features a spacious gravel driveway, a garage with a utility area, and a convenient covered walkway. The generous rear garden complete with external storage, is low maintenance and mainly laid to lawn and offers plenty of potential for landscaping or entertaining.

This is an exceptional home, blending comfort, style, and practicality—viewing is highly recommended!

Thornton-le-Dale is a picturesque and highly sought-after village nestled in the heart of the North York Moors National Park. Renowned for its charming thatched cottages, scenic beck, and idyllic countryside surroundings, this quintessential English village offers a perfect blend of rural tranquillity and modern convenience. With a range of local amenities, including independent shops, cosy cafés, traditional pubs, and a well-regarded primary school, it provides an excellent setting for families, retirees, and nature enthusiasts alike. The nearby market town of Pickering is just a short drive away, offering further amenities and transport links. Whether you're looking for a peaceful retreat or a vibrant community, Thornton-le-Dale is an exceptional place to call home.



KITCHEN
15'8" x 13'3" (4.79 x 4.04)
Fully refurbished, integrated fridge freezer, induction hob and fan oven, extractor, one and a half sink and drainer unit, mixer tap, dishwasher, LED spotlights and under cupboard lighting, power points, new upvc kitchen door, new upvc windows and dining area.

LIVING ROOM
11'10" x 17'5" (3.62 x 5.33)
New upvc windows to front and side aspects, radiator, A-rated multi-fuel stove with stone hearth, power points, tv point, LED spotlights.

CENTRAL HALLWAY
15'10" x 3'3" (4.83 x 1.01)
Spotlights, radiator.

BATHROOM
5'6" x 8'2" (1.70 x 2.51)
Fully tiled, three piece suite, with enclosed bath and shower, low flush toilet, sink with vanity unit, heated towel rail, spotlights and fan.

BEDROOM ONE
15'0" x 9'8" (4.58 x 2.96)
Window to rear aspect overlooking the garden, spotlights, radiator, power points.

BEDROOM TWO
10'0" x 11'4" (3.07 x 3.47)
Window to rear aspect overlooking the garden, spotlights, radiator, power points.

BEDROOM THREE
11'5" x 7'11" (3.49 x 2.43)
Window to rear aspect overlooking the garden, spotlights, radiator, power points.

WALKWAY/SIDE HALLWAY
4'9" x 14'6" (1.47 x 4.42)
Covered walkway, exposed brick, terracotta tiles, wall lights, access to the garage/utility, door to garden and door to front of property, access to the kitchen.

GARAGE
9'2" x 17'1" (2.80 x 5.21)
Sink and drainer unit, power points, lighting.

ENTRY
3'6" x 3'3" (1.08 x 1.00)
Glass panel door, radiator, spotlight, access to kitchen and living room.

EPC RATING D

