



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		65	82
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](http://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



## 15, The Rise, Thornton-Le-Dale, North Yorkshire, YO18 7TG

### Guide price £340,000

- This charming 3-bedroom chalet-style extended semi-detached house, located at the top of a quiet cul-de-sac, offers spacious and versatile living.
- Entrance through a glass porch with cloaks cupboard leads to a cosy living room; this in turn leads to a useful office area and into the generous kitchen. The large living area includes a gas-effect open fire and a glazed door opening into the dining room, which features patio doors into the garden. Access from the dining room into the kitchen is in the form of a folding glass door; the generous kitchen leads into a utility room (with pantry cupboard) and a shower room with toilet.
- Upstairs there are three bedrooms, bedroom one and three have built-in wardrobes, and a family bathroom.
- Outside, the extensive landscaped rear garden features a summer house, a pergola, lawns, mature shrubs and well-stocked flower beds. There is also a large shed attached to the rear of the garage and a small shed and greenhouse.
- Driveway access to the side of the property leads to a brick built garage with power and lighting.
- 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.



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6-8 Market St, Malton, North Yorkshire YO17 7LY  
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



15 THE RISE

OFFICE AREA

10'6" x 10'3" (3.21 x 3.14)

LIVING ROOM

11'7" x 23'1" (3.55 x 7.05)

DINING ROOM

9'9" x 13'8" (2.99 x 4.18)

LIVING ROOM 2

12'0" x 12'7" (3.66 x 3.86)

KITCHEN

10'1" x 13'8" (3.09 x 4.18)

UTILITY ROOM

6'10" x 7'6" (2.1 x 2.31)

SHOWER ROOM

6'3" x 5'6" (1.91 x 1.7)

ENTRANCE PORCH

4'4" x 12'0" (1.33 x 3.67)

LANDING

2'11" x 9'4" (0.91 x 2.87)

BEDROOM 1

11'11" x 12'0" (3.65 x 3.66)

BEDROOM 2

7'6" x 12'9" (2.29 x 3.91)

BEDROOM 3

7'11" x 8'6" (2.43 x 2.6)

BATHROOM

7'0" x 5'6" (2.14 x 1.69)

COUNCIL TAX BAND C

GARDEN

GARAGE

