

HUNTERS[®]

HERE TO GET *you* THERE

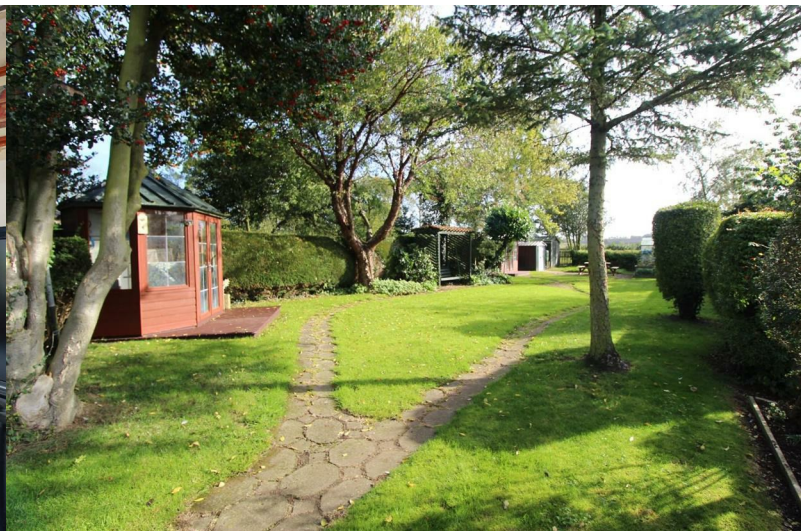


Thornton Le Moor, Northallerton, DL7 9EA

Asking Price £250,000



Council Tax: C



3 East Side

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Hunters are pleased to offer this much loved two bedroom cottage in the heart of Thornton-le-Moor. Briefly comprising; entrance porch, living room with feature fireplace and multi-fuel stove, kitchen and conservatory to ground floor. To the first floor are two double bedrooms and the house bathroom. Externally, the property boasts large gardens and open views. Viewing is essential to fully appreciate all this property has to offer.

Entrance porch

Tile effect laminate flooring and tiled work surface with undercounter storage space. Windows to all aspects and door opening to the living room.

Living Room

18'9" x 12'11" max (5.72m x 3.96m max)

The focal point of the living room is the brick-built fireplace with feature wooden shelving to the side. Standing on the slate hearth is a Dunsley Highlander multi-fuel stove which powers the back boiler for central heating and hot water. Double glazed window to front over looking the garden and village. Further double glazed window to enclosed yard, doors to kitchen, staircase and useful under-stair cupboard. Two central heating radiators.

Kitchen

13'8" x 8'9" (4.17 x 2.69)

Fitted with a range of floor and wall mounted units, matching work-surfaces and tiled splashbacks. Bowl and a half sink and drainer unit with mixer tap. Stainless steel extractor fan. Space for appliances including; electric cooker, full height fridge/freezer, washing machine and dryer. Double glazed windows to enclosed yard and conservatory. Door opening to conservatory. Laminate wood flooring and feature beams to ceiling. Central heating radiator.

Conservatory

10'9" x 10'4" (3.30 x 3.15)

Laminate wood flooring, central ceiling light and fan, feature radiator, door to enclosed yard and French doors opening to the patio and rear garden.

First Floor

Landing

Doors off to bedrooms and bathroom.

Bedroom One

13'1" x 12'0" (3.99 x 3.68)

Ornate brick built fireplace, double glazed window to front garden and village and central heating radiator.

Bedroom Two

13'1" x 8'9" (3.99 x 2.69)

Double glazed window to rear garden and views beyond. Central heating radiator.

Bathroom

7'1" x 6'0" (2.18 x 1.83)

Fitted with a white suite comprising; wash hand basin on vanity, low flush WC, panelled bath with waterfall tap and multi-function shower in cubicle. Panelling to walls and ceiling. Double glazed window to rear and two wall mounted heated towel rails.

Outside

To the front the garden is mainly laid to lawn with flower borders, mature shrubs and plants. Steps from the driveway and garage lead to a private paved and pebbled pathway leading to the front door, coal and wood store. A further pathway (with right of way for one neighbouring property) allows access to the main street,

Single garage with electric door, light and power. Driveway parking for one vehicle.

To the rear is a fully enclosed garden which features several areas including, patio, raised stone bed with a Bonsai tree, summer house, vegetable garden, green house and wooden swing. There is also a workshop, wooden and metal sheds with light and power. The garden is mainly laid to lawn with flower borders, mature plants, shrubs and variety of trees. Power and water extend through the garden for ease of maintenance.

The open aspect over open countryside at the end of the garden offers a pleasant space to enjoy a summer evening.

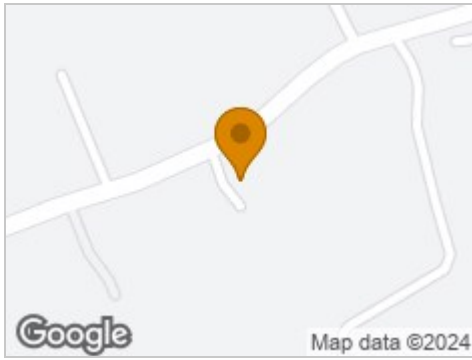
Rights of Access

There is a gated right of way benefiting the property from the patio area at the rear of the cottage around the neighbouring property. This provides access to Main Street.

There is an additional right of way benefiting a neighbouring property, this is situated further up the garden and runs in a straight line across.



Road Map



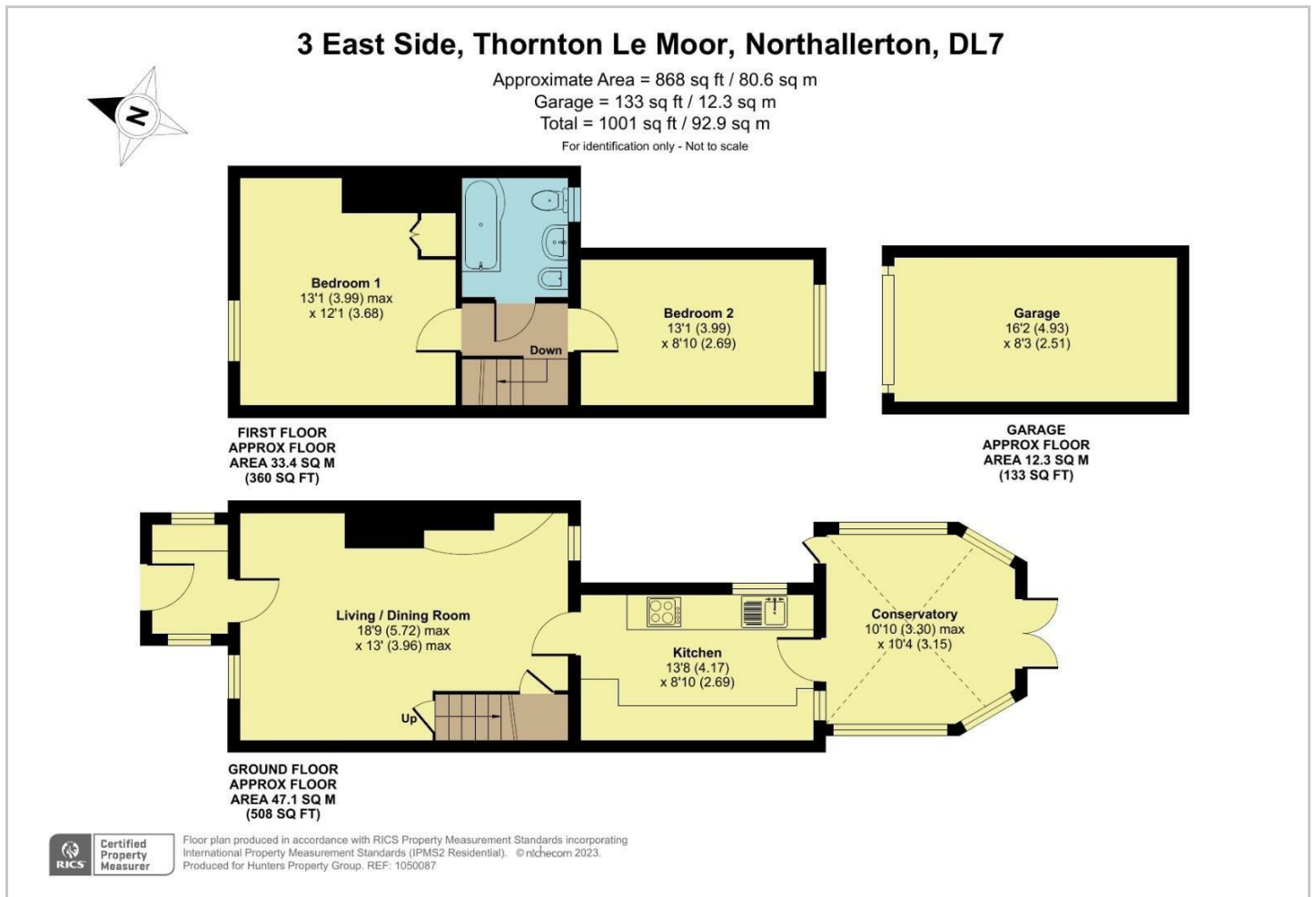
Hybrid Map



Terrain Map



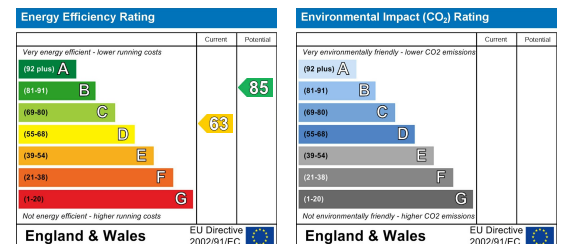
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.