

**Greyhound Cottage, Church Lane,  
Thornton le Dale, North Yorkshire, YO18 7QL  
Price Guide £295,000**

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A modern, light and spacious three bedroomed, two reception roomed, semi-detached cottage, with gas fired central heating and double glazed windows. Situated within the outstanding North York Moors renowned village of Thornton le Dale. The property benefits from off road parking, easily maintained lawned rear garden and is in walking distance of local amenities.

The ground floor comprises: Front entrance hall, two reception rooms, fitted kitchen and cloakroom.

First floor: Landing, the Principal bedroom is a spacious double with walk in wardrobe and a further two double bedrooms, one of which is currently used as an office. The house bathroom comprises a white, three piece suite with separate shower cubicle.

Outside, you will find a lawned garden to the rear and a large timber outbuilding. Car standing area.

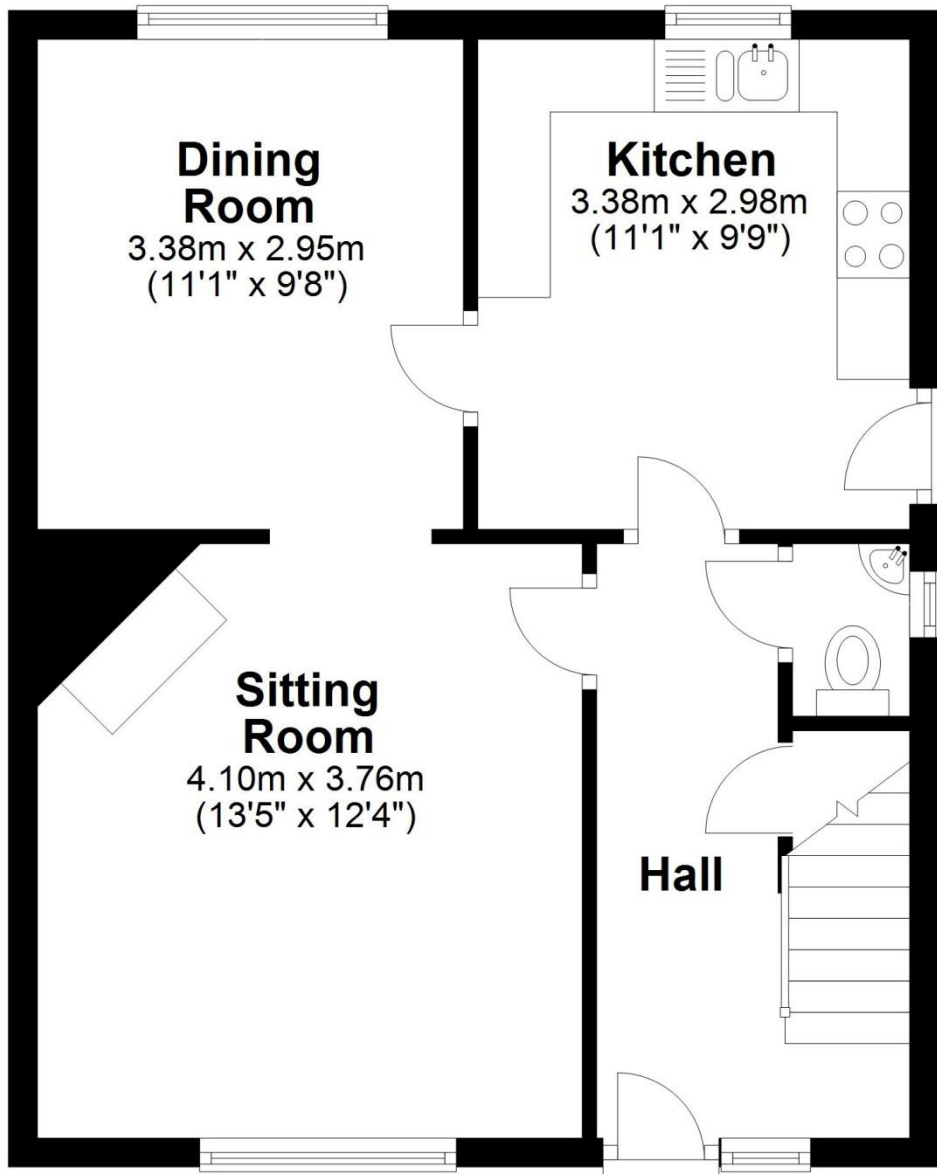
Located in a sought-after area, this property is ideal for those looking to enjoy the tranquility of the countryside while still being within easy reach of the East Coast and the historic city of York. Whether you enjoy exploring the great outdoors or prefer discovering local attractions, this cottage offers a real lifestyle choice for families and retirees alike. The village amenities include primary school, Doctors surgery, pharmacy, local shops and two public houses.

The ancient market towns of Pickering, Kirkbymoorside, Helmsley and Malton are within easy striking distance by car. The Great Dalby Forest and the North York Moors National Park are on hand to be enjoyed.



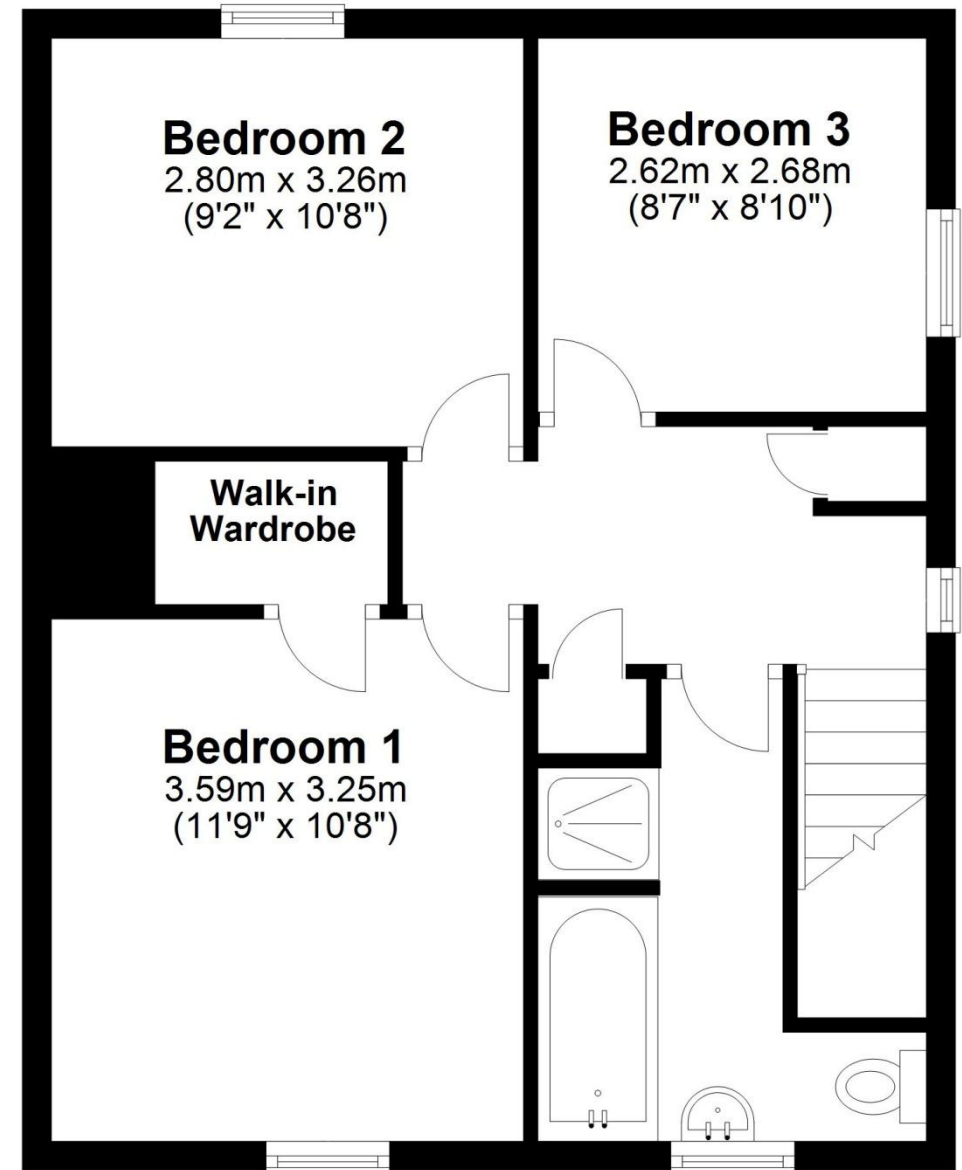
## Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 sq. feet)

**Greyhound Cottage, Thornton Le Dale**

For illustration purposes only not to scale









**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity are laid on. Gas fired centrally heated.

**Energy performance certificate:** Band

**Property tax:** Band C

**Mobile Coverage:** EE, Vodafone, Three and O2

**Broadband:** Basic 5 Mbps, Superfast 67 Mps and Ultrafast 1800 Mbps

**Satellite /Fiber Availability:** BT

**Flood Risk:** Very Low

**What3words**///materials.proudest.toolkit

**Photographer:** Matt Hillier Photographer

**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557

**Need advice on buying through another agent?** Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.



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