

Peter  
**illingworth**  
ESTATE AGENTS

**7, The Mount, Thornton le Dale,  
North Yorkshire, YO18 7TF  
Price Guide £305,000**

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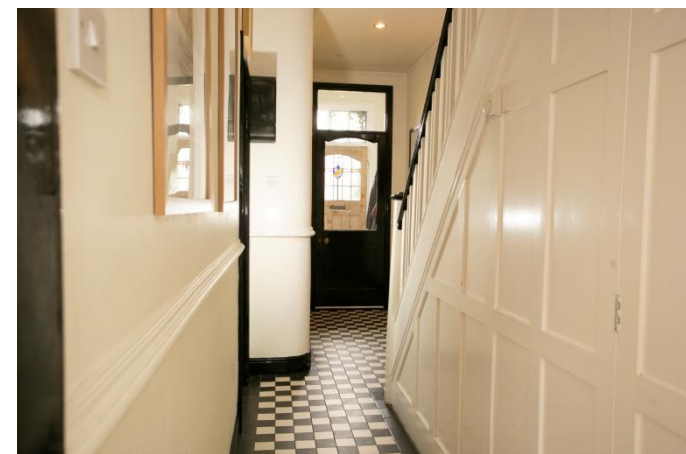


Welcome to this charming town house in the picturesque village of Thornton Dale, situated within the North York Moors National Park. Boasting a range of features including a wood burning stove, gas fired central heating, and an open plan kitchen/orangery, this property offers both style and practicality.

The ground floor comprises two reception rooms, a utility area and a convenient shower room, while the first floor half landing and landing lead to four bedrooms and a second floor loft room. Outside, you will find an enclosed rear patio with a garden shed and a lawned garden with a small fish pond to the front.

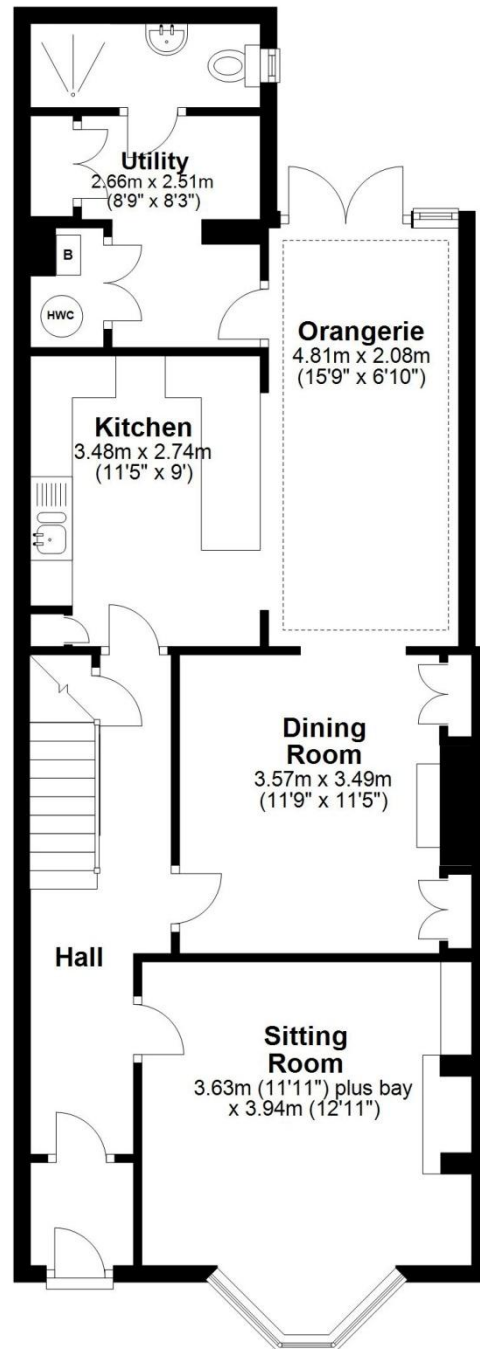
Located in a sought-after area, this property is ideal for those looking to enjoy the tranquility of the countryside while still being within easy reach of the East Coast and the historic city of York. Whether you enjoy exploring the great outdoors or prefer discovering local attractions, this town house offers a real lifestyle choice for families and retirees alike.

Don't miss out on the opportunity to view this property and experience all that Thornton Dale has to offer.



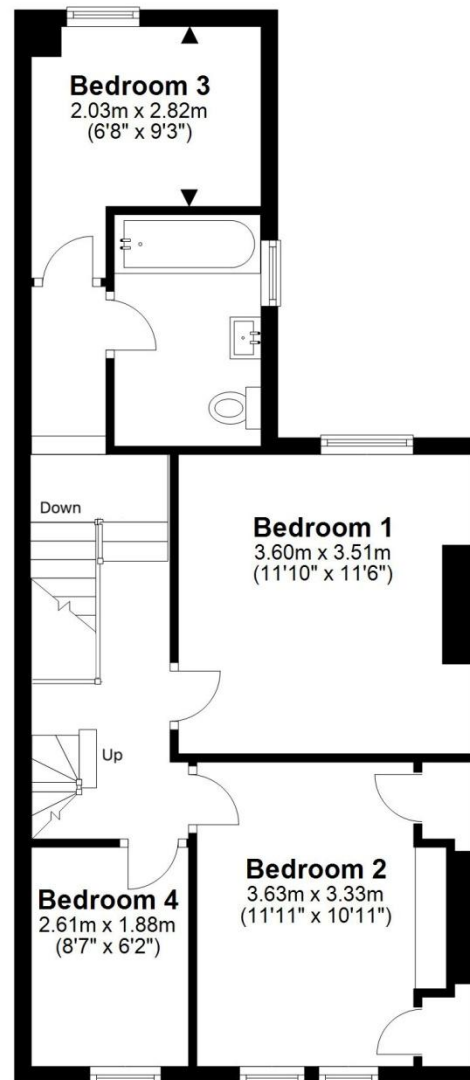
## Ground Floor

Approx. 71.1 sq. metres (764.9 sq. feet)



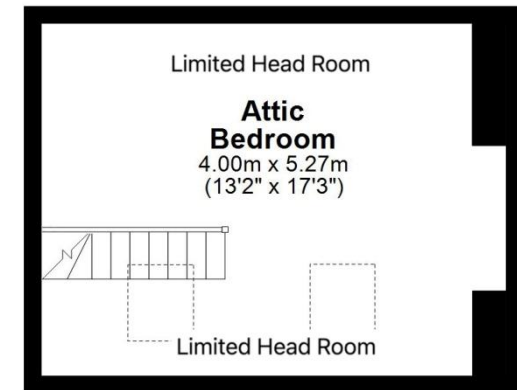
## First Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



## Second Floor

Approx. 21.1 sq. metres (227.1 sq. feet)



Total area: approx. 144.6 sq. metres (1556.8 sq. feet)

**7 The Mount, 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 D

**Property tax:** Band C

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

**Broadband:** Basic 5 Mbps, Superfast 80Mbps and Ultrafast 1800 Mbps

**Satellite /Fiber Availability:** BT, Sky and Virgin

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**Flood Risk:** Very Low

**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.



16 Market Place, Kirkbymoorside,  
York, YO62 6DA  
**T.** 01751 431107  
**E.** [kirkbymoorside@peterillingworth.co.uk](mailto:kirkbymoorside@peterillingworth.co.uk)

Malton Hub,  
North Yorkshire, YO18 7AE  
**T.** 01751 475557  
**E.** [maltonhub@peterillingworth.co.uk](mailto:maltonhub@peterillingworth.co.uk)

**[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)**

Champley's Mews, Market Place,  
Pickering, North Yorkshire, YO18 7AE  
**T.** 01751 475557  
**E.** [pickering@peterillingworth.co.uk](mailto:pickering@peterillingworth.co.uk)

41-43, Maddox Street, London, W15 2PD  
**T.** 08701 127 099  
**E.** [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
**W.** [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)



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