

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



16 CASTLE CLOSE, THORNTON-LE-DALE, YO18 7TW

An immaculate and surprisingly 'roomy' bungalow in this sought after village complete with a single garage, additional parking and manageable garden

Entrance Hall

Fully Fitted Kitchen

South Facing Sitting Room

2 Double Bedrooms

Stylish Bathroom

EPC Rated C

Gas Central Heating

Double Glazing

Single Garage + Parking

GUIDE PRICE £279,950

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

An immaculate semi detached bungalow which, within the last 5 years has undergone a major upgrade and refurbishment scheme. The property is neutrally decorated throughout and includes a stylish fitted kitchen with integrated oven and hob, south facing sitting room, a very smart bathroom (with bath and shower) and two double bedrooms, one with French doors leading out into the garden. The bungalow has gas central heating and uPVC double glazed windows and doors.

The outside is equally as nice with a large, yet low maintenance, garden to the rear together with a single garage and additional car parking in front.

The property can be purchased with no onward chain.

Castle Close is a small development of bungalows popular with young families and retired persons alike. Thornton le Dale is a sought after village within the North York Moors National Park situated at the foot of Dalby Forest. The village is well served with local amenities including baker, chemist, doctors surgery, newsagents with post office counter, grocery store, two public houses and bistro. Pickering lies some two miles to the west and offers all the usual facilities of a busy market town and from Malton, 7 miles to the south, there are good road and rail links the City of York.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains.

Council Tax: We are informed by North Yorkshire Council that the property falls in band C.

EPC: Rated C

Tenure: We are advised by the Vendors the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 or 472800.



Accommodation

Ground Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



Total area: approx. 77.3 sq. metres (832.5 sq. feet)

16 Castle Close, Thornton Le Dale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD