

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 7 The Crescent, Thornton-Le-Dale, Pickering, YO18 7TT

£295,000

- Detached mature bungalow
- Side hall, large lounge/dining
- Mains gas ch & uPVC d/glazing
- Lovely gardens on 3 sides
- Modern kitchen & bathroom
- Popular village location
- Potential to extend
- Three bedrooms

# 7 The Crescent, Thornton-Le-Dale YO18 7TT

Detached bungalow standing in particularly mature gardens to three sides offering excellent potential to build on we feel. Modern gas fired central heating, replacement uPVC double glazing, refitted kitchen, modern bathroom and three bedrooms. Long driveway to a detached single garage. Highly popular village location just east of Pickering and on the southern edge of the North York Moors National Park.



Council Tax Band: D



## General

A popular and picturesque village, Thornton le Dale lies on the southern fringe of the North York Moors; it has a thriving community and a range of superb amenities including pubs, primary school, bakers, chemist, independent shops, cafés and restaurants. Local sports amenities include cricket, football, tennis, squash and a bowling green. There are high performing state and private schools in the area, and the nearby market towns of Pickering with its castle and Malton and onto the coast. Close to Dalby Forest National Park with walking and cycle routes available.

## Services

Mains gas, water, electricity and drainage.

Gas fired central heating from a combi boiler located in the kitchen.

## Hallway

From the main side entrance door.

## Kitchen

Well fitted with a modern range of units, built in fridge and freezer, electric built in oven and hob, plumbed for washing machine, cupboard housing the modern combi boiler, built in shelved pantry style cupboard, front and side windows, radiator.

## Lounge/dining room

Bay style front facing window, inset stove in traditional style surround, two radiators.

## Inner hall

Hatch to the loft space.

## Bedroom 1

Rear window, radiator.

## Bedroom 2.

Rear window, radiator.

## Bedroom 3.

Side window, radiator.

## Bathroom

Tiled walls, three piece white suite, over bath shower, side facing window, radiator.

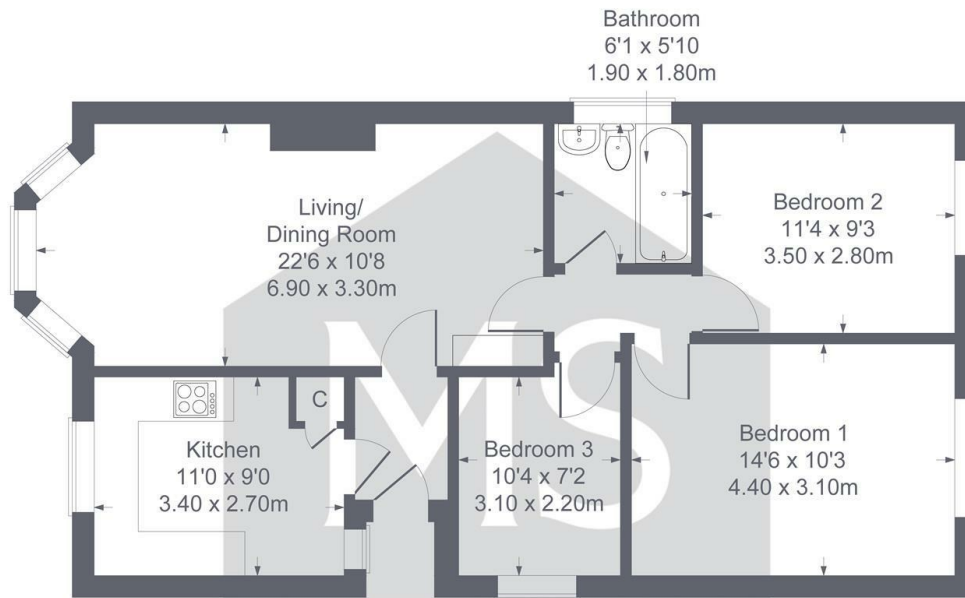
## Outside

Generous open plan garden to the front aspect. A long driveway allows good off road parking and gives access to the SINGLE BRICK GARAGE. The gardens to the rear are of a particularly good size laid mainly to lawn and extend to the north/side elevation also. Flagged patio area against the rear of the bungalow, wooden shed, hedged, fenced and stone walled boundaries.





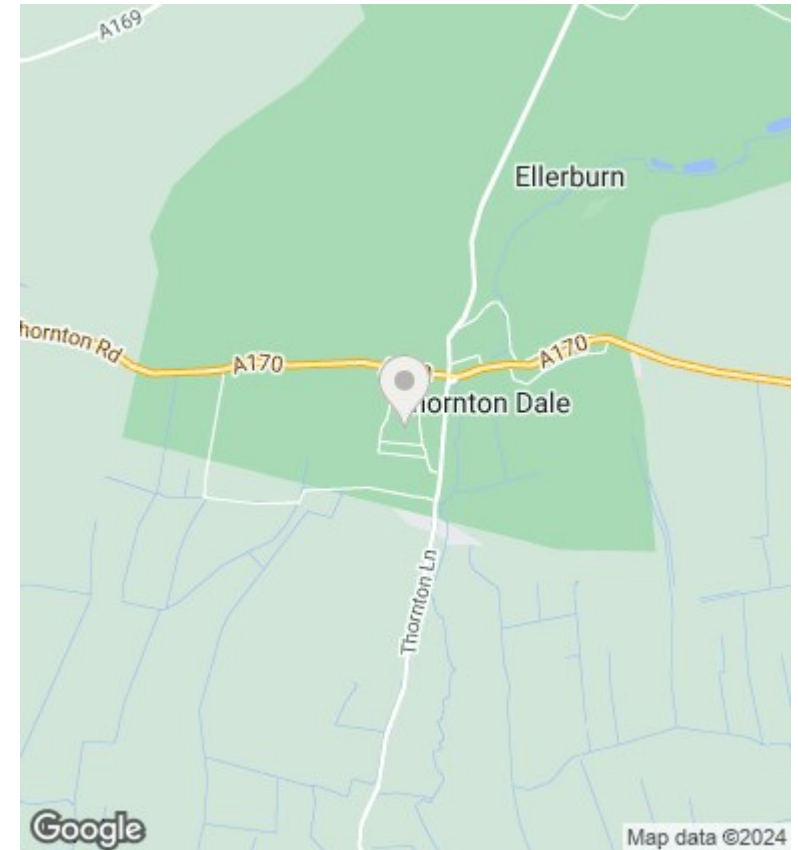
Approximate Gross Internal Area 775 sq ft - 72 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



**Directions**

**Viewings**

Viewings by arrangement only. Call 01751 476900 to make an appointment.

**Council Tax Band**

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	