

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Hill View Pickering Road, Thornton-Le-Dale, YO18 7LH

£650,000

- Individual home built in 2022
- Two en-suite & family bathroom
- Excellent ground floor space
- Generous overall size
- At the end of a private lane
- Excellent driveway parking
- Four good bedrooms
- Offered for sale with no chain
- Detached brick built garage

# Hill View Pickering Road, Thornton-Le-Dale YO18 7LH

Imposing detached home in a lovely position at the bottom of a private drive located only a short walk from the village centre. Completed within only the last two years Hill View offers exceptional living space whilst upstairs there are four bedrooms, two en-suite and the family bathroom. A large frontage and driveway allows parking for a good number of vehicles, the gardens are lawned and enjoy south facing aspects particularly the block paved patio area adjacent to the brick detached garage.



Council Tax Band: F



#### General information/location

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/other info

All mains are connected.

Gas fired central heating system.

Double glazed windows.

Council tax band F

EPC rating of B

#### Reception hallway

Main front door. Under stairs cupboard. Rear door. Radiator

#### WC

Two piece suite. Rear window. Radiator.

#### Sitting room

Two piece suite. Rear window. Radiator.

#### Kitchen/dining/living

All very well fitted with integrated dishwasher, fridge and freezer.

Range type cooker and extractor fan over. Generous island with units and wine fridge. Windows both sides. Leading through to a living/dining room with bi-fold doors and two windows.

#### Utility room

Sink and two front facing windows. Radiator. Side door out. Gas central heating boiler.

#### First floor

##### Galleried landing

Front window. Radiator. Loft hatch.

##### Bedroom 1

Front window with radiator under. Walk in dressing room/wardrobe.

##### En-suite

Shower cubicle. Hand basin, WC, heated towel rail. Rear window. Fully tiled throughout.

##### Bedroom 2

Side window. Radiator. Walk in cupboard/wardrobe.

##### En-suite

Double size cubicle. Two piece suite. Side window. Heated towel rail. Fully tiled.

##### Bedroom 3

Side window. Radiator.

##### Bedroom 4

Side window. Radiator. Built in wardrobes.

### Family bathroom

Contemporary style suite. Twin sinks. Rear window. Heated towel rail. Fully tiled.

### Outside

Tarmac drive from Thornton Hill up to a farm gate entrance leading into a substantial gravelled driveway and frontage.

### Gardens & grounds

There are well established lawned gardens to the right side extending to the rear sat within fenced boundaries. A block paved patio area sits up against the side elevation of the garage so as to take advantage of the south facing aspect.

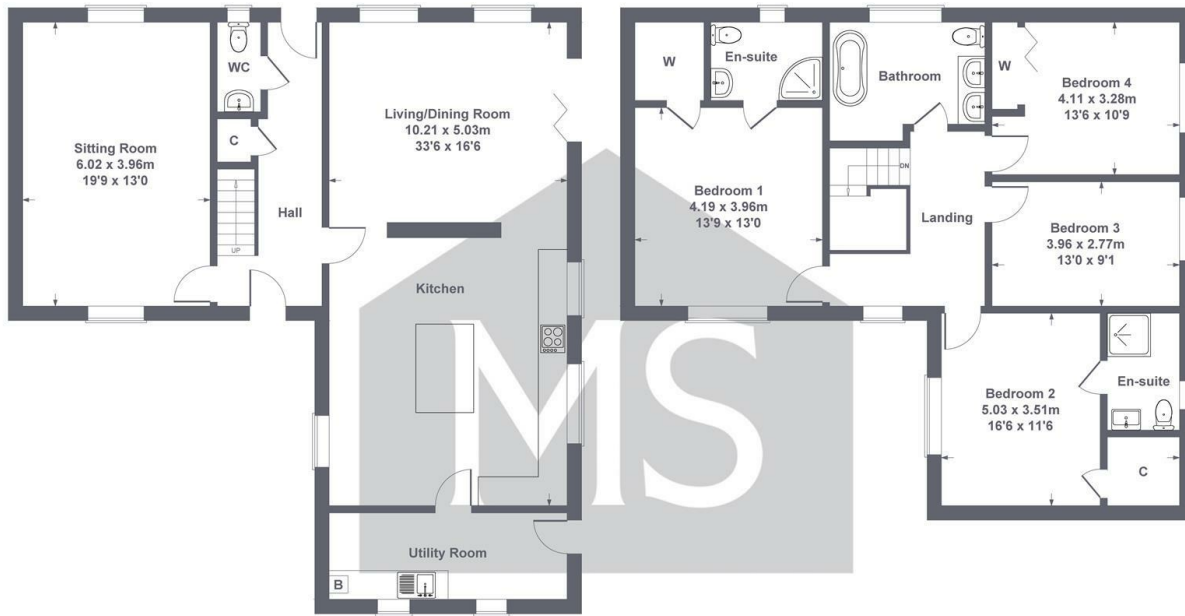
### Garage

Detached brick and pantile with external lighting and electric vehicle charging point and remote door.





Approximate Gross Internal Area 2052 sq ft - 191 sq m

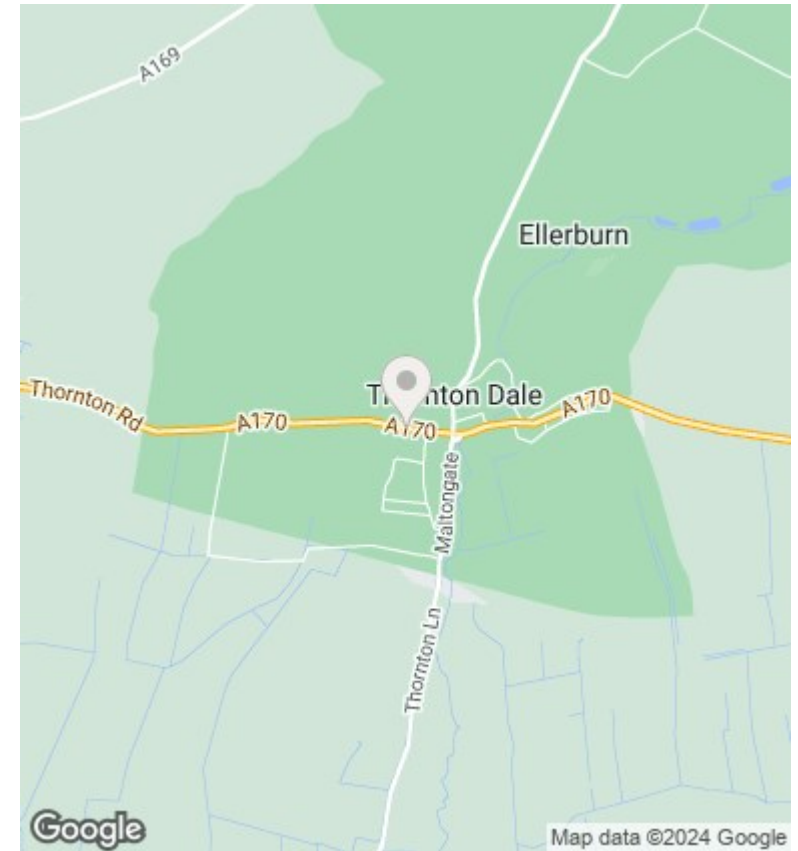


GROUND FLOOR

FIRST FLOOR

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

Viewings

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

Council Tax Band

F