

Mark Stephenson's

ESTATE & LETTING AGENTS



Birch Lea Wilton Road, Thornton Le Dale, Pickering, YO18

£415,000

- Detached Four Bedroom Property
- Four Generously sized Bedrooms
- Off-Street Parking for Multiple Vehicles
- Large Lounge with Open Fire
- Enclosed rear garden with view onto Open Fields
- Separate Utility Room Downstairs
- Separate Kitchen & Dining Room with Log Burner
- Impressive Double Garage over two floors
- Multiple fully powered Sheds to the Rear

Birch Lea Wilton Road, Thornton Le Dale YO18 7QP

Birch Lea is a fantastically proportioned four bedroom detached stone-built property sat nearly on the edge of the beautiful Thornton-Le-Dale. The property comprises, a stone porch leading to the large Lounge with feature open fire, well-appointed Kitchen, Dining Room with log burner, upstairs there are four double bedrooms, the master being of a very good size, the family bathroom boasting a modern three-piece suite and a plumbed in shower above. The property also boasts a imposing Double garage which allows for two cars to be parked inside and also boasts a second floor for further storage. Outside, there is a driveway for multiple vehicles to the front and to the rear a more than generous enclosed rear garden with views out onto open fields.



Council Tax Band: F



General Location

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, squash and a bowling green. There are high performing state and private schools in the area, and the nearby market town of Pickering with its castle, North York Moors railway and superb dining opportunities provide all the attractions of an established market town.

There is easy road access via the A64 to York and the motorway network. From Malton is a railway service to York mainline railway station and on to London Kings Cross. The Coastline bus service runs through the village connecting the Yorkshire coast to Malton, York and Leeds. Scarborough lies some 16 miles to the east.

Services

Mains gas, water, electric and drainage.

Entrance Porch

Stone-built porch with steps leading up to the entrance door. Inside there is a cloak room with stone tiled flooring and a further door leading to;

Hallway

Laminate Flooring, Understairs Cupboard, Consumer unit, Door leading to;

Utility Room

Tiled Flooring, Sink Basin with Taps, 2X uPVC Windows, uPVC Door leading to the rear garden.

Lounge

Open Fireplace set in Stone surround, 2X Small Windows to the Side elevation, Built-in Cupboard space, Large uPVC Double glazed Window to the Front aspect and Rear aspect with a Radiator under the rear.

Kitchen

A range of Wall & Base units, Electric Oven/Hob/Extractor fan, Laminate Flooring, uPVC Window to the Rear aspect, Partially Tiled walls, Radiator, Opening leading to;

Dining Room

Large uPVC Double glazed Window to the Front aspect, Log Burner.

First Floor Landing

Loft Hatch

Family Bathroom

White Three-Piece Suite with Plumbed in Shower over the Bath, Glazed window to the Side aspect, Heated Towel Rail, Laminate Flooring.

Master Bedroom

2X uPVC Double glazed Window to the Front aspect, Radiator, Wooden Flooring.

Bedroom 2

uPVC Double Glazed Window to the Front aspect with Radiator underneath, Wooden Flooring.

Bedroom 3

uPVC Double Glazed Window to Rear aspect with Radiator underneath, Wooden flooring.

Bedroom 4

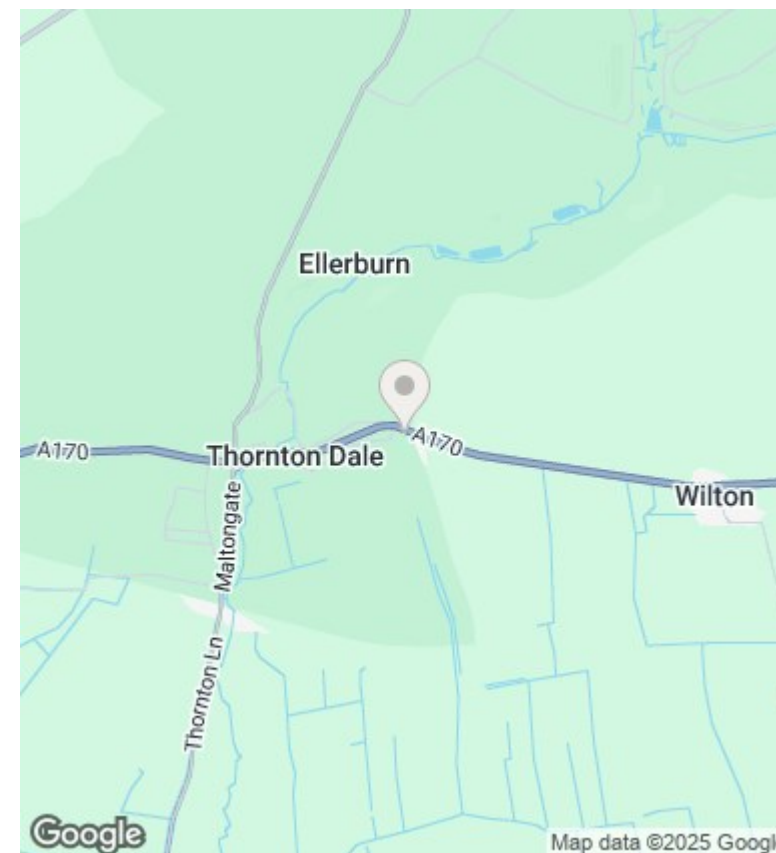
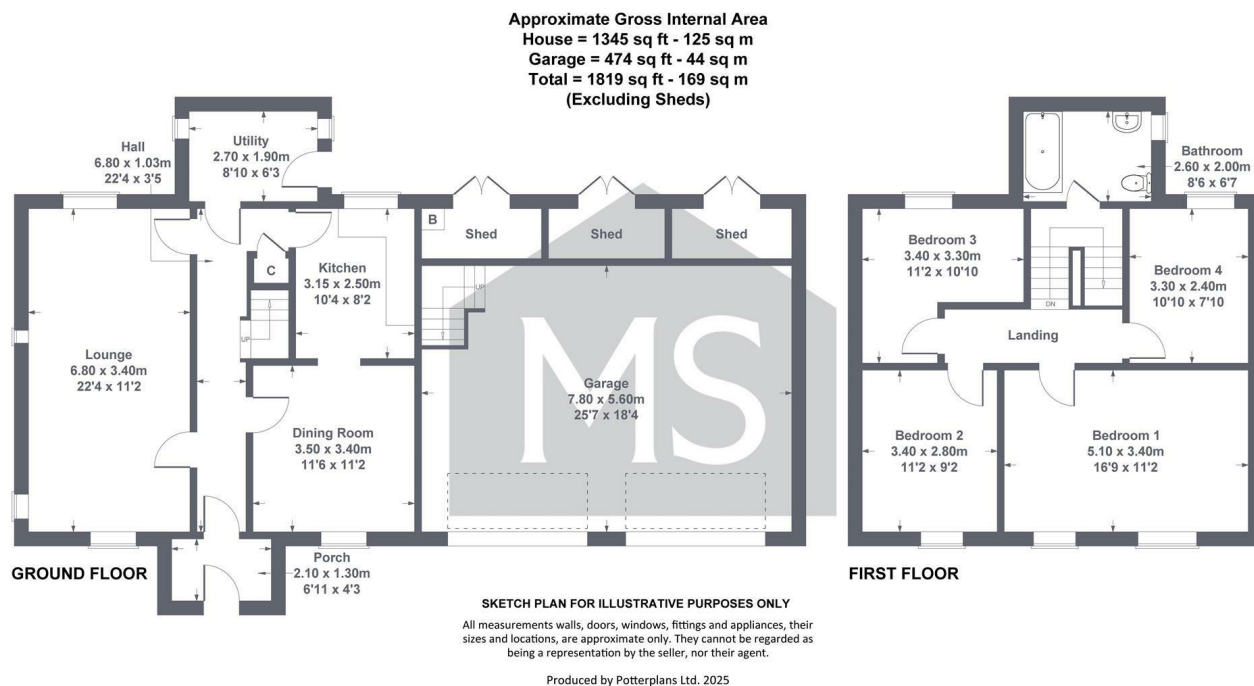
uPVC Double glazed window to the Rear aspect with Radiator underneath, built-in Storage units, Wooden Flooring.

Double Garage

Over two floors the Double garage is a fantastic space more than able to house two cars and fully powered on both floors, on the ground floor there is an inspection pit, sockets throughout and lighting. Upstairs there is a Velux window to the Rear aspect and further lighting and power.

Outside

To the Front there is a driveway which allows parking for multiple vehicles through a gated entrance immediately from the A170, there is then a gravelled area which leads to the side grass area which then leads to the rear garden. The rear garden is a generous size and is fully enclosed with views out onto open fields. Immediately from the property is a concrete pathway which runs across the rear aspect and allows access to the multiple sheds attached to the rear of the garage. The sheds are fully powered, one of which housing the Gas-fuelled boiler, further down the path there is a hand gate to the side of the property leading to the front.



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		