



## 15 Hurrell Court, Thornton le Dale | YO18 7QR

A compact purpose designed 'retirement' bungalow forming part of a small development located on the edge of this popular National Park village adjoining open countryside.

The bungalow provides comfortable two bedroom accommodation set within managed gardens and grounds. Whilst primarily designed for retirement occupation the property would make a perfect 'lock up and leave' part time/weekend cottage. The

specification includes electric heating, double glazing, fitted kitchen, attractive sitting room and generously sized bathroom. It is approached via Hurrell Lane which leads out into the surrounding countryside providing a pleasant facility for country walks. Thornton le Dale has excellent local facilities including shops for daily needs, pharmacy and choice of doctors' surgeries. There is also a regular bus service along the A170 and also Leeds to Whitby.



**Guide Price £159,950**

**BoultonCooper**

**BC**  
Est. 1804



# 15 Hurrell Court | Thornton le Dale



## Accommodation Comprises

### Entrance Door

Leads to:

### Sitting Room

With electric fire, electric wall mounted heater, coving to ceiling, open plan into Kitchen

### Kitchen Area

Comprising single drainer sink unit set within rolled edge work surfaces, wall and base units incorporating drawer compartments with tiled splash backs, space for cooker, plumbing for automatic washing machine.

### Inner Hallway

With wall mounted electric heater.

### Bedroom One

Wall mounted heater and double glazed window to the front elevation.



### **Bedroom Two**

Double glazed window to the rear elevation, built in airing cupboard housing hot water cylinder and wall mounted electric heater.

### **Wet Room**

Comprising shower with non slip flooring, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window.

### **Rear Porch**

With door to outside and wall mounted heater.

### **Outside**

Small front garden and parking space to the rear. Communal garden areas.

### **Services**

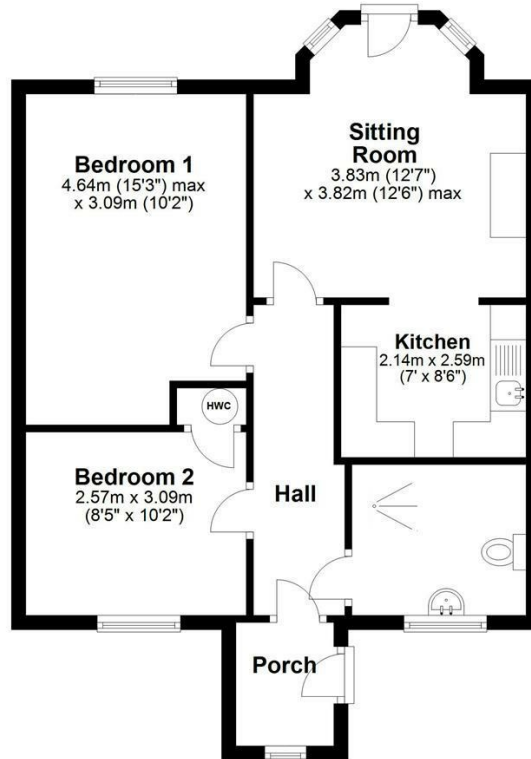
Mains electricity, water and drainage.



# 15 Hurrell Court Hurrell Lane | Pickering

## Ground Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



Total area: approx. 55.7 sq. metres (599.4 sq. feet)  
**15 Hurrell Court, Thornton Le Dale**

### VIEWING

Strictly by appointment with the agents

Tel: 01751 472724

### COUNCIL TAX BAND

B

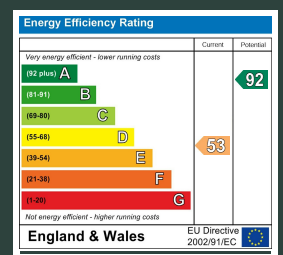
### ENERGY PERFORMANCE RATING

E

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801