



## 1 South View, High Street | Thornton le Dale.YO18 7QW

A semi detached cottage occupying a slightly set back position on the High Street in this pretty village of Thornton le Dale. The cottage offers one bedroom accommodation and is in need of some upgading.

Externally there is a south facing front garden with yard area to the rear.

Thornton le Dale is much sought

after village offering a good range of amenities including shops, doctors surgery, post office, school, tea rooms, bakery and village inn.



**Guide Price £150,000**



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## Accommodation Comprises

### Ground Floor

#### Entrance Door

Leads to:

#### Sitting Room

With double glazed window to the front elevation, built in cupboards, central heating radiator, stairs to first floor landing, coving to ceiling.

#### Kitchen

Comprising single drainer sink unit set within rolled edge work surfaces with mixer tap over, wall tiling, wall and base units incorporating drawer compartments, plumbing for automatic washing machine, space for fridge, built in cupboard, central heating radiator, two double glazed skylight windows, door to outside.

#### Lobby

With door to sitting room.





## First Floor

Landing

## Bedroom One

Double glazed window to the front elevation, wall mounted boiler, central heating radiator.

## Shower Room

Comprising shower cubicle with shower unit, pedestal wash hand basin, tiled splash backs, low flush w.c., double glazed window to the rear elevation, central heating radiator, built in cupboard.

## Attic Room

Sky light window and window to the side elevation, built in under eaves storage with hot water cylinder.

## Outside

Front garden with central path with well stocked and established flower and shrubbery borders, hard standing area leads to the side of the property with TWO OUTBUILDINGS one with low flush w.c., outside tap, additional storage shed. Pathway to the rear giving access across the neighbouring property.

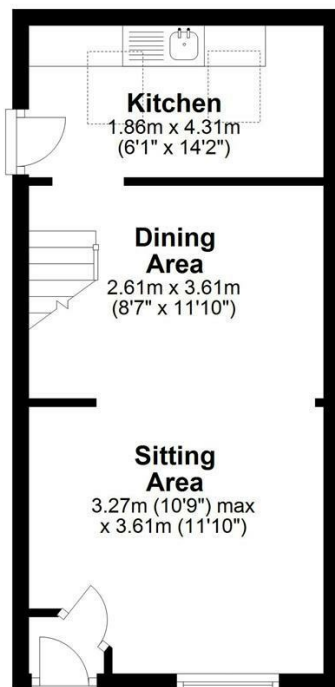
## Services

Mains electricity, gas, water and drainage are connected.

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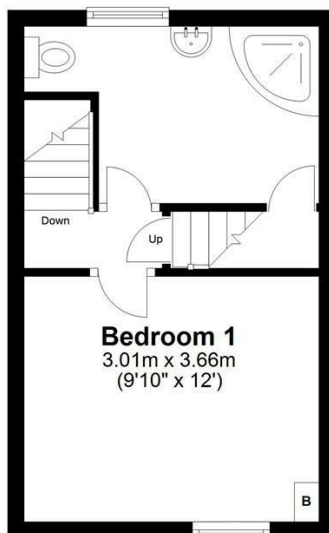
## Ground Floor

Approx. 28.7 sq. metres (308.5 sq. feet)



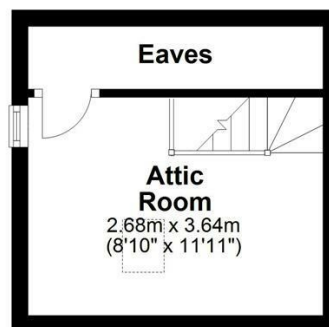
## First Floor

Approx. 21.9 sq. metres (235.8 sq. feet)



## Second Floor

Approx. 7.7 sq. metres (82.4 sq. feet)



Total area: approx. 58.2 sq. metres (626.7 sq. feet)

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## VIEWING

Strictly By appointment with the agents.

## COUNCIL TAX BAND

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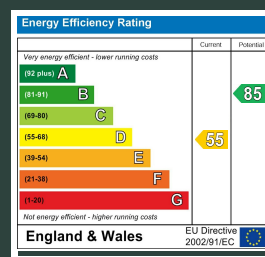
## ENERGY PERFORMANCE RATING

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**BC**  
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