



Thornlea Main Street | Thornton, York

BoultonCooper

BC
Est. 1801



Thornlea, Main Street, Thornton, York

Thornlea is a delightful and generously proportioned three bedroom detached family home situated on a generous plot in the heart of the rural village of Thornton, approximately 13 miles south east of the City of York.

The property includes a range of brick outbuildings, substantial gardens and grounds and off-street parking. Thornlea offers superb potential to a wide range of prospective buyers, and given the size of the grounds, offers scope for extension and improvement, subject to the necessary consents. There is also the potential to purchase adjoining agricultural grassland to the south, which is available for sale by separate negotiation.

No onward chain.

Guide Price £325,000

ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

2.44m x 2.87m (8' x 9'5")

Opaque glazed timber frame entrance door, staircase to first floor, built-in cupboard, single radiator.

SITTING ROOM

6.23m x 3.64 (20'5" x 11'11")

Triple aspect uPVC double glazed windows, open fireplace with marble hearth, surround and timber mantelpiece, laminate wood floor, single radiator.

KITCHEN

3.62m x 4.75 (11'10" x 15'7")

Range of fitted base and wall mounted units, Potterton oil fired boiler, stainless steel sink and drainer into recessed uPVC double glazed bay window, space for electric oven and grill with 4 ring hob over, plumbing for dishwasher, single radiator. Door to outside.

UTILITY ROOM

2.44m x 1.73m (8' x 5'8")

Front and side aspect uPVC double glazed window, plumbing for washing machine.

TO THE FIRST FLOOR

LANDING

2.90m x 2.51m (9'6" x 8'3")

BEDROOM 1 (SE)

3.65m x 4.74m (11'11" x 15'6")

Rear aspect uPVC double glazed window, built-in wardrobes, single radiator.

BEDROOM 2 (NE)

3.63m x 3.66m (11'10" x 12'0")

Front aspect uPVC double glazed window, single radiator.

BEDROOM 3 (SW)

2.45m x 3.64m (8'0" x 11'11")

Rear aspect uPVC double glazed window, built-in cupboard.

BATHROOM

2.46m x 1.73m (8'1" x 5'8")

Front and side aspect uPVC double glazed windows, three piece suite comprising panelled bath with chrome taps and shower fitting over, low flush wc, pedestal wash hand basin, single radiator.

OUTSIDE

There are delightful and substantial gardens and grounds surrounding the property. To the front, there are formal lawned gardens with central walkway. To the rear, there is a patio area with extensive lawned gardens beyond.

To the rear, there are a range of brick single storey outbuildings comprising:



STORE 1

3.96m x 1.30m (13' x 4'3")

STORE 2

3.76m x 1.83m (12'4" x 6')

STORE 3

3.84m x 2.44m (12'7" x 8')

STORE 4

3.84m x 3.23m (12'7" x 10'7")

GARAGE

5.54m x 3.96m (18'2" x 13')

With up and over door to the front, electric power and light, separate cloakroom (5' x 3'2"). The outbuildings are connected to an electrical supply.

Beyond the outbuildings, there is a parking area for multiple vehicles.

SEPARATE AGRICULTURAL LAND

The shared driveway to the side also provides access to a separate parcel of agricultural grassland, extending to 1.78 acres or thereabouts, which is situated immediately adjoining and to the south of the subject property. This land is currently on the market for sale, but offers a superb opportunity to purchase alongside Thornlea. Further details available upon request.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion. All interested parties are to be aware the property is currently occupied by a tenant under an existing Assured Shorthold Tenancy.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

COUNCIL TAX BAND


We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with East Riding Council 01482 393939.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed at our Malton office or online.



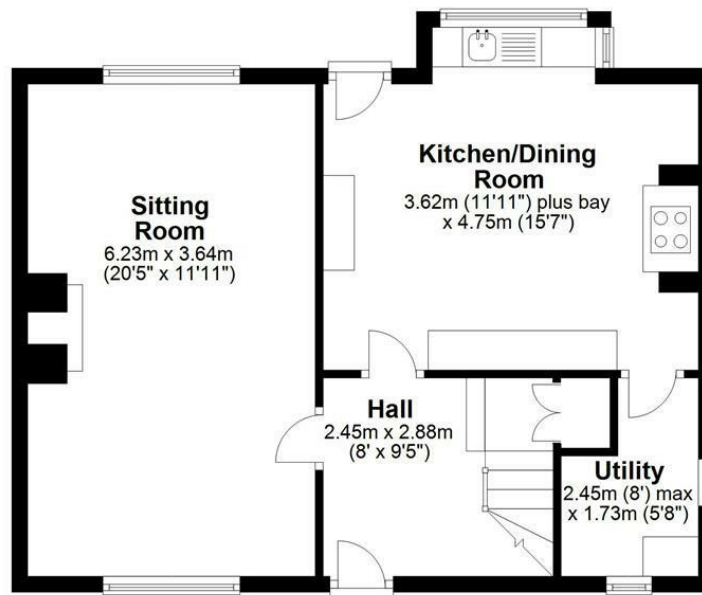


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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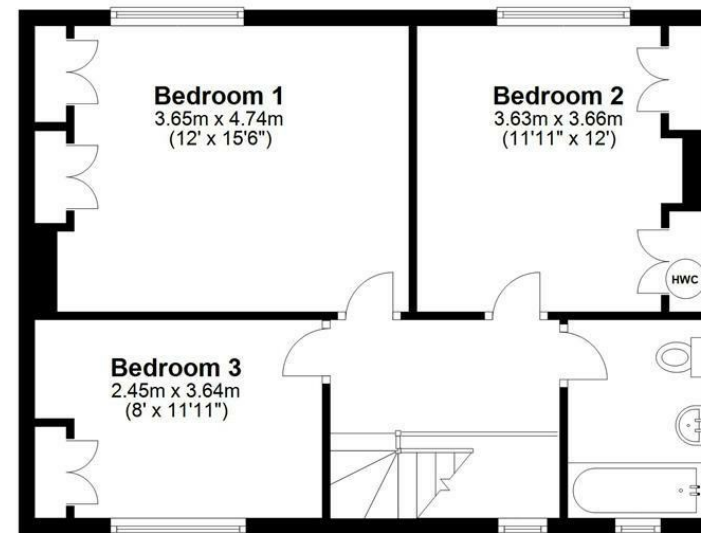
Ground Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 107.3 sq. metres (1154.6 sq. feet)

Thornlea, Thornton

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.

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