

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



2 LODGE GARDENS, ROXBY ROAD, THORNTON-LE-DALE, YO18 7TA

A sizeable detached bungalow offering ground floor accommodation located down a quiet drive and only a short stroll to the village shops

Entrance Hall

Kitchen

Dining Room

Sitting Room

Conservatory

Utility Room

Bathroom

Two Double Bedrooms

(Master En Suite)

Sizeable Boarded Loft

Gas Central Heating

Double Glazing

Attached Garage

South Facing Garden

EPC Rating D

PRICE GUIDE: £365,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

2 Lodge Gardens is located to the South West of the village centre. As the name suggest it was built in the 1990s along with its immediate bungalow neighbour in some of the garden that originally went with The Lodge; which is one of Thornton le Dales more significant houses. This detached, stone built bungalow has ground floor accommodation configured over a good sized 'foot print'. It also comes with drive parking, an attached garage and a South facing garden.

Inside the bungalow there is an entrance hall that branches off to a fitted kitchen and linking dining room. A good sized sitting room has sliding doors into a conservatory that over looks the garden. From the hall there is also a separate utility room, a house bathroom and two double bedrooms; the larger having an en suite wet room. The bungalow also has a useful roof void that is majority boarded and accessed with a pull down ladder.

Outside and beyond the shared access drive there is private parking in front of the property for a couple of vehicles and a single garage with an electric up and over door. A footpath circles the bungalow extending to the garden which is down mostly to shrubs and herbaceous borders. The property also has a small green house and a timber framed shed.

General Information

Location: Thornton le Dale is a 'picture postcard' village that lies within the North York Moors National Park at the foot of Dalby Forest. The market town of Pickering lies some 3 miles to the west and Scarborough, Whitby and York are all within half an hours drive. The popular market town of Malton is only fifteen minutes drive away where the rail network connects to York, Leeds and Manchester. Thornton le Dale has a good range of local amenities including a baker, post office, newsagent and general store, doctors surgery, chemist and grocery store. It also has a vibrant village community, pubs, cafes and restaurants.

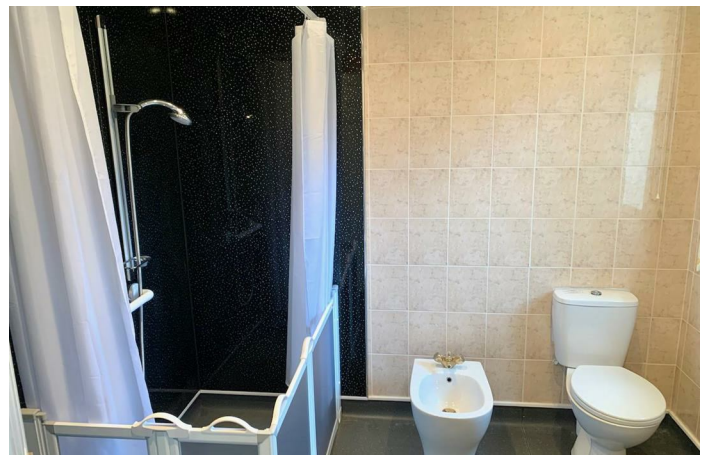
Services: Mains electricity, gas and water are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating. Double Glazing.

Council Tax: We are informed by Ryedale District Council that this property falls in band E.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

Directions: From the centre of the Thornton le Dale, head south from the shops down Maltongate. Travel a few hundred yards, past Roxby Terrace taking the next right turn for Roxby Road. Follow this road round the corner and The Lodge can be found on the left hand side. Turn left at The Lodge with no.2 Lodge Gardens being at the end of the tarmac drive indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

Ground Floor

Approx. 133.3 sq. metres (1435.2 sq. feet)



Total area: approx. 133.3 sq. metres (1435.2 sq. feet)

2 Lodge Gardens, Thornton Le Dale

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	66
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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