

ROUNTHWAITE & WOODHEAD

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



BROOKFIELD MALTONGATE, THORNTON LE DALE, YO18 7SD

**A charming, stone character cottage with south facing garden
just a short stroll from the village centre with its shops and amenities**

Entrance	Shower Room	Garden
Living Room	Three Bedrooms	Garage
Dining Room	Bathroom	Grade II Listed
Kitchen	Gas Central Heating	EPC Rating D
Rear Lobby	Double Glazing	

PRICE GUIDE: £450,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
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Description

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 post office, newsagent, bakery, doctors surgery, chemist and grocery store. It also has a vibrant village community, pubs, cafes and restaurants.

Brookfield is a delightful 'Chocolate box' cottage on the edge of the village, with a pleasant stream running opposite. Over recent years this cottage has been completely renovated to offer what is now a neutrally decorated, well appointed and surprisingly spacious three bedroom property. Behind its double frontage are two reception rooms with some exposed ceiling beams, a long fitted kitchen with various 'quirky' storage spaces, a rear lobby/cloak space and a ground floor shower room. To the first floor there are 3 bedrooms and a house bathroom.

Outside the property has a south facing garden down mostly to lawn to its side and a low maintenance gravelled patio to its rear. Vehicular access to the property is from behind (Roxby Road) where a shared gravel drive extends to sizeable garage.

General Information

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

Council Tax: We are informed by North Yorkshire Council that this property falls in band D.

Note: This property is Grade II listed

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.

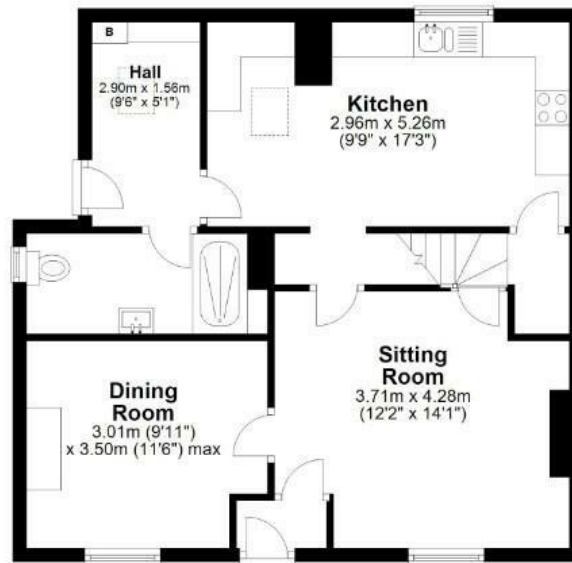
Directions: Travelling into Thornton le Dale from a Westerly (Pickering) direction take the first available right turn signposted Roxby Road. Continue for a few hundred yards going past Roxby Gardens and Roxby Terrace finally turning left down a gravelled drive signposted Brookfield Gardens. Continue down the drive bearing right onto the parking area. Brookfield is accessed through the handgate (next to its garage).



Accommodation

Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 103.5 sq. metres (1114.1 sq. feet)

Brookfield, Thornton Le Dale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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

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