

ROUNTHWAITE & WOODHEAD

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



HILL COTTAGE, HIGH STREET, THORNTON-LE-DALE, YO18 7QW

A charming cottage close to the village centre and easily accessible to Dalby Forest

Living Room

Gas Central Heating

Character Cottage

Kitchen

Outbuildings

Grade II Listed

Shower Room

Rear Patio Garden

Current Holiday Let

Large Double Bedroom

Street Parking

EPC Rating D

PRICE GUIDE: £175,000

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

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 2 miles to the west and Scarborough, Whitby and York are all within 45 minutes drive. The popular market town of Malton is only fifteen minutes drive away where the rail network connects to York. The village itself has a good range of local amenities including a baker, post office, newsagent, doctors surgery, chemist, grocery store and numerous places to eat out.

Hill Cottage is a mid terrace, stone property fronting the main road that runs through Thornton le Dale. It has a low maintenance, south east facing rear patio garden along with some useful outbuildings. The cottage is Grade II listed, full of charming features and has relatively recently had a new gas combi-boiler fitted. From its front door this sweet cottage has a living room with a log burning stove and fixed seating for a dining area. There is fitted kitchen that leads to the back door and garden beyond and a ground floor shower room. Stairs go up from the living room to a good sized double bedroom. The cottage has a gravelled footpath leading from its garden onto South Lane. With its proximity to Dalby forest, the North York Moors and the East Coastline this cottage might suit a purchaser looking for a lovely North Yorkshire 'Bolt Hole' or holiday letting cottage.

General Information

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

Council Tax: We are informed by Ryedale District Council that this property is in Band A.

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

Note: This property is Grade II listed

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

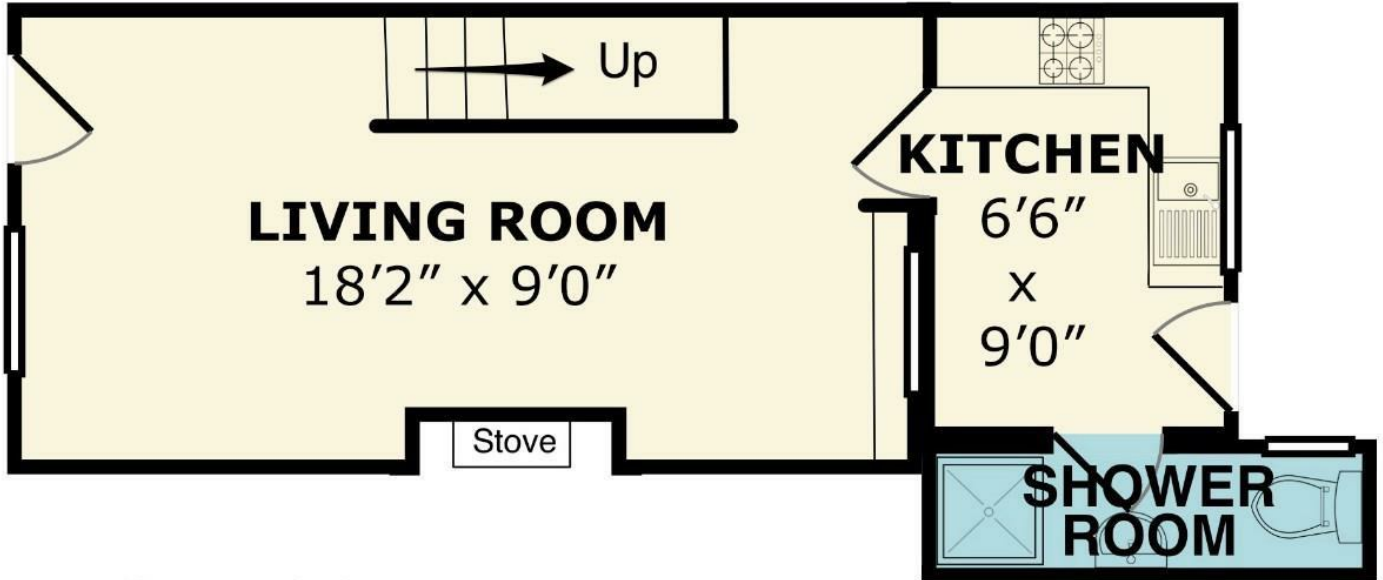
Directions: Travelling through Thornton le Dale in an Easterly direction and past the church, Hill Cottage is on the right hand side travelling up the sloping High street and indicated by a Rounthwaite & Woodhead 'For Sale' board.

Postcode: YO18 7QW





Accommodation

GROUND FLOOR



FIRST FLOOR



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



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

ROUNTHWAITE & WOODHEAD