

ROUNTHWAITE & WOODHEAD

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



GARSAN HIGH STREET, THORNTON-LE-DALE, YO18 7QW

**A beautifully presented terrace cottage close to the village centre
with parking for numerous vehicles and a range of useful outbuildings**

Entrance Hall

Sitting Room

Study

Kitchen

Dining Area

Three Bedrooms

House Bathroom

Gas Central Heating

uPVC Double Glazing

Rear Terrace garden

Ample Parking

Outbuildings

Two Garages

Close to village centre

EPC Rating C

PRICE GUIDE: £335,000

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 3 miles to the west and Scarborough, Whitby and York are all within half an hour's 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.

Garsan is a beautifully presented mid terrace cottage that fronts the High street of the village. The current owners have carried out a significant program of refurbishment to offer what is now a neutrally decorated, well appointed and surprisingly spacious three bedroom property. To the front of the cottage are two reception rooms, currently used as a sitting room and a study. To the rear is a large 'L-shaped' dining kitchen with a log burning stove. To the first floor there are 3 bedrooms and a newly fitted house bathroom.

Outside the property has a low maintenance terrace garden with steps up to a good sized tarmac drive/parking area. This is flanked by a range of outbuildings and garaging; that would benefit from some building repair. Vehicular access to the property is from behind (Church Lane).

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 C.

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 continue through the village, over the bridge and past the church on the left hand side. Garsan is a couple of hundred yards up the slope on the same left hand side. Access to its parking is via Church lane which is signposted on the left hand side directly before the church.

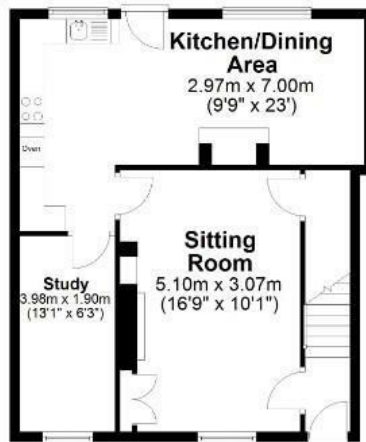


Accommodation

Garsan, High Street, Thornton-le-Dale

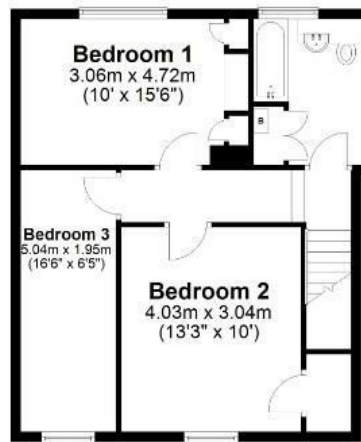
Ground Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



First Floor

Approx. 57.1 sq. metres (615.0 sq. feet)

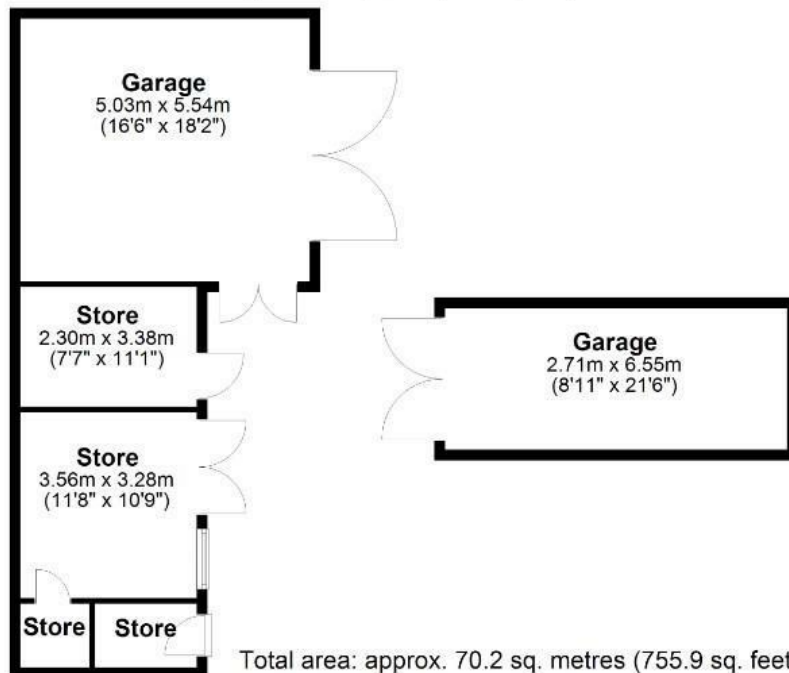


Total area: approx. 115.5 sq. metres (1243.3 sq. feet)

Garsan - Outbuildings

Ground Floor

Approx. 70.2 sq. metres (755.9 sq. feet)



Total area: approx. 70.2 sq. metres (755.9 sq. feet)

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		
	70	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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