

ROUNTHWAITE & WOODHEAD

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



NEWBY, MALTONGATE, THORNTON-LE-DALE, PICKERING, YO18 7SD

**A well presented four bedroom chalet bungalow
just a few minutes walk from the village shops and amenities**

Entrance Hall

Sitting Room

Kitchen

Utility Room

Cloakroom

Conservatory

House Bathroom

Four Bedrooms

uPVC Double Glazing

Gas Central Heating

Front & Rear Gardens

Timber Framed Shed

Single Garage

EPC Rating E

No Onward Chain

PRICE GUIDE: £325,000

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

Maltongate is one of Thornton Dale's prettiest streets with the stream running alongside the road, it is made up of a mix of property types and sizes. Newby is set nicely back from the road in an elevated position. The accommodation is arranged over two floors and has been subject to a range of improvements over the years by the current owners. At ground floor level there is a well equipped kitchen with separate utility room and door to a spacious conservatory, with an insulated ceiling, overlooking the rear garden. There are two double bedrooms on the ground floor along with a house bathroom, separate cloakroom and sitting room with an electric fire. On the first floor there are two further bedrooms, a useful store room and ample eaves storage.

Outside the property there are gardens to the front and rear. With the property being set back from the road there is plenty of scope to create a parking area to the front. The rear the garden is fully enclosed and partly down to lawn with lovely raised flower beds, stone wall boundaries and a mixture of mature shrubs and trees. There is also a single garage and a wooden shed.

General Information

Location: Thornton-le-Dale is one of Ryedale's prettiest villages situated within the North York Moors National Park along the main A170 Thirsk to Scarborough road and at the foot of Dalby Forest. The village is well served with a variety of everyday shopping facilities including Doctors surgery, bakers, small supermarket, post office and chemist. The nearby market towns of Pickering and Malton provide a more comprehensive range of amenities, together with good road links to the east coast and towards the City of York.

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

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

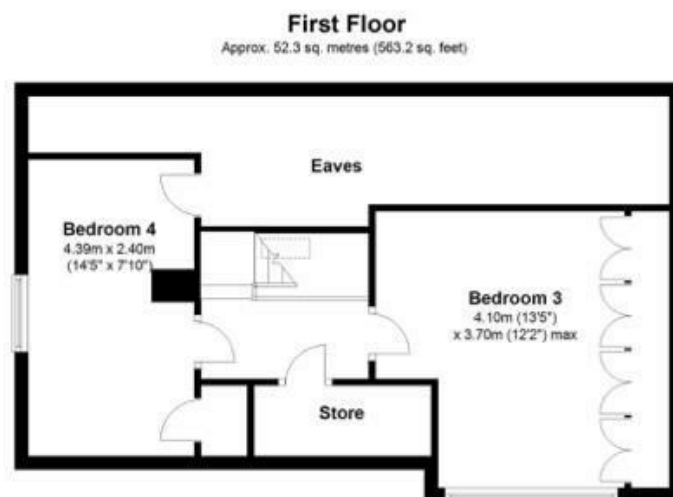
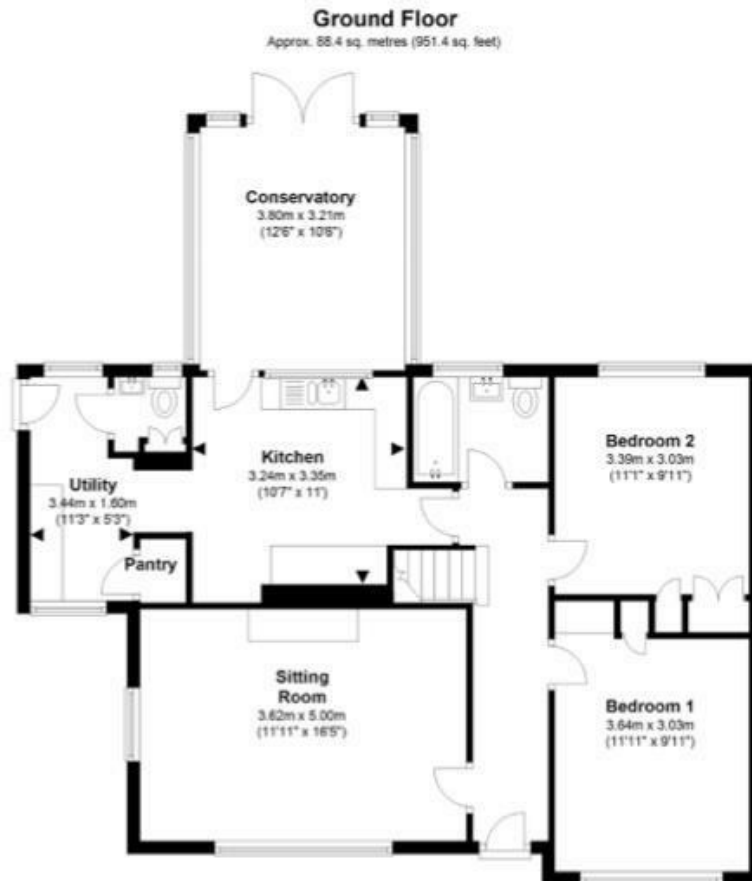
Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Tel: 01751 472800/430034

Directions: Travelling into Thornton le Dale from a Westerly (Pickering) direction take a right turn after the traffic lights and follow the road onto Maltongate. Continue for a few hundred yards and the property can be found on your righthand side indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation



Total area: approx. 140.7 sq. metres (1514.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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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