



A spacious three bedroomed detached family bungalow situated within the popular village of Thornton Le Beans. The property benefits from oil fired central heating and double glazing. The accommodation includes an entrance porch, spacious reception hall, open plan living room / dining room with double doors leading to the conservatory. The kitchen / breakfast room is fitted with a good range of units and includes integrated oven, hob, dishwasher and fridge / freezer. There are three good sized bedrooms and a family shower room fitted with a white suite with double walk in shower. Externally there is a block paved driveway providing off street parking and access to the garage. There is a large lawn front garden with mature borders and trees. The rear garden has a decked patio, circular stone patio and gravel seating area's together with mature plants.





- Spacious three bedrooomed detached bungalow situated within a lovely village location
- Fitted Kitchen / breakfast room with integrated appliances
- Shower room with walk in double shower
- Oil fired central heating and double glazing

GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

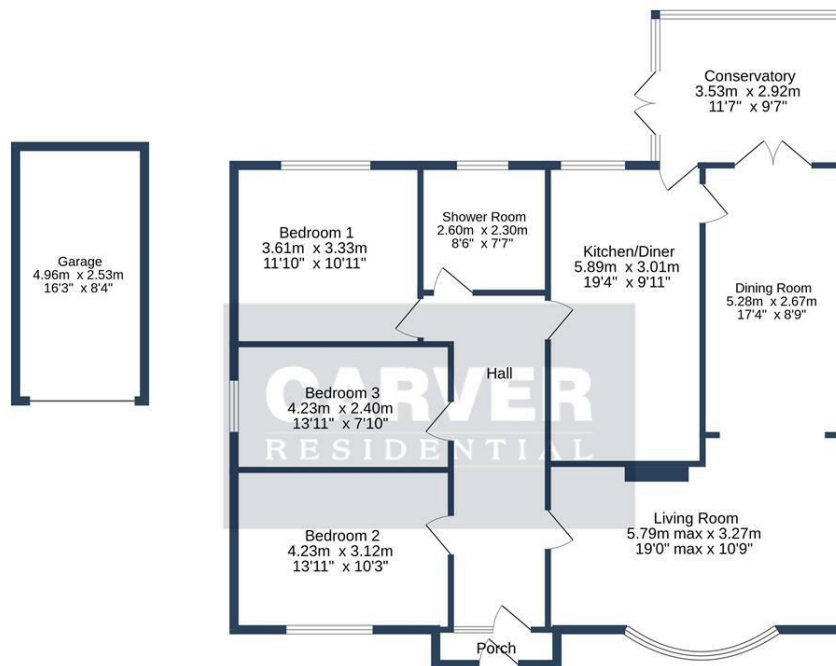
Double glazing.

Local Authority: North Yorkshire Band E

Buyer(s) Identification Checks

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- Open plan living room / dining room
- Conservatory overlooking the rear garden
- Block paved driveway providing off street parking and access to the garage.
- Vacant possession no onward chain



GROUND FLOOR

THALE COTTAGE, THORNTON-LE-BEANS, DL6 3SP.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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