20 CASTLEGARTH
THORNTON LE DALE



A traditional semi-detached house with updated and much improved accommodation, quietly tucked away within a sought-after National Park village.

Over 1,000 square feet of well-presented and refurbished accommodation
Entrance hall - dining room - sitting room - breakfast kitchen – utility/laundry room – cloakroom – rear hallway.
Three bedrooms. Bathroom with separate shower.
Gardens to the front and rear. Private off-street parking
Double glazed. Gas central heating
NO ONWARD CHAIN

GUIDE PRICE £249,950

20 Castlegarth forms the right-hand side of a pair of traditional 1940's properties, set within a quiet cul-de-sac only a short walk from the centre of this well served and popular village. The property has been refurbished over the past few years, with new wiring throughout, an updated central heating system, new kitchen and bathroom fittings and redecoration.



In total the accommodation amounts to over 1000 ft.² in total. In brief the house provides the following: entrance hall, dining room, living room, kitchen, utility/laundry room and separate cloakroom. On the first floor are three bedrooms and bathroom. The property is centrally heated and double glazed. Externally the grounds have been landscaped pt create an easy to care for and surprisingly large garden and includes a private area of parking.



Thornton le Dale is one of North Yorkshire's most picturesque and popular National Park Villages. The village is centred around Thornton Beck and the Green, clustered around which are a number of small independent shops and eateries, including two public houses and bistro. The village lies on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation.

ACCOMMODATION COMPRISES

ENTRANCE HALL
3.00 m (10'2") x 2.40 m (7'10")
uPVC front door. Casement window. Radiator. Stairs to the first floor. Fitted under stairs cupboard. Tiled floor. Telephone point, full fibre broadband is available.

DINING ROOM
3.80 m (12'6") x 3.00 m (9'10")
uPVC door to the rear with full-sized windows to either side. Radiator. Laminate wood floor. Open to the Sitting Room.



SITTING ROOM
4.00 m (13'1") x 3.60 m (11'10")
Casement window to the rear. Timber mantel with a marble effect insert housing a coal effect fire. Coving. Television point. Laminate wood floor.



KITCHEN
3.50 m (11'6") x 2.00 m (6'7")
Stylish refitted range of base and wall kitchen cabinetry with a slate style worktop incorporating a Belfast sink. Tiled splashbacks. Tiled floor. Radiator. Window to the front. Integrated electric oven and matching four ring halogen hob. Electric cooker point. Windows to the front.





SIDE HALL
uPVC door out to the front. Tiled floor.

UTILITY/LAUNDRY ROOM
4.40 m (14’5”) x 2.27 m (7’5”)
Refitted base and wall units incorporating a stainless-steel sink unit. Washing machine plumbing points. Fitted cupboard housing Ideal Logic gas fired central heating boiler. Tiled floor. Windows to the rear and side.



CLOAKROOM
1.80 m (5’11”) x 0.90 m (2’11”)
Low flush WC. Wash hand basin. Fitted mirror. Casement window to the side. Tiled floor. Tiled walls to part.

FIRST FLOOR

LANDING
Casement window to the front. Loft inspection hatch.

BEDROOM ONE
3.48 m (11’5”) x 3.30 m (10’10”)
Casement window to the rear. Fitted cupboard. Telephone point. Television point. Radiator.



BEDROOM TWO
3.80 m (12’6”) x 3.48 m (11’5”)
Casement window to the rear. Radiator.



BEDROOM THREE
2.80 m (9’2”) x 2.40 m (7’10”) max measurements.
Casement window to front. Radiator.

BATHROOM
2.30 m (7’7”) max x 1.70 m (5’7”) max
Bath with tiled surround. Corner shower cubicle. Low flush WC. Wash hand basin set into a vanity. Extractor fan. Chrome heated ladder towel rail. Casement window to the side.

OUTSIDE

20 Castlegarth sits at the far corner of the cul-de-sac and has generous lawned gardens which lie to the front and rear of the property. To the rear is an area of raised decking to the immediate rear of the property with a direct access out from the Dining Room. Within the back garden stands a timber garden shed and there is an outside water supply. To the side is an area of private off-street parking.



Ground Floor
Approximate Floor Area
627 sq. ft
(58.21 sq. m)

First Floor
Approximate Floor Area
473 sq. ft
(43.94 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Service: Mains drainage, water and electric. Central heating is propane gas fired. Mains gas connection is available to the house.
Council Tax: Band C Post Code: YO18 7SZ
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing: Strictly by appointment with the Agent's Pickering office.
EPC: Current D/61 Potential B/82

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

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