

ROUNTHWAITE & WOODHEAD

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



GREYHOUND COTTAGE, CHURCH LANE, THORNTON-LE-DALE, YO18 7QL

**A well present modern semi-detached house
located within a comfortable walk of the village centre**

**Entrance Hall
Sitting Room
Dining Room
Kitchen
Ground Floor WC**

**Three Bedrooms
House Bathroom
Gas Central Heating
Double Glazing
Private Parking**

**Modest Garden
Substantial Timber Shed
Popular Location
EPC Rating C**

PRICE GUIDE: £280,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Church Lane stands parallel to the Main A170 that runs through the village heading East out of the village. Greyhound Cottage is at the top end of the gently sloping street that is lined with a mixture of properties both young and old. It is believed to have been built in the late 1990's and along with its associated semi-detached property (Clog Cottage) fronts the street with their respective gardens and parking to the rear.

Greyhound Cottage also has a splendid timber framed workshop/garage space that could just as easily be used as a work from home office space. The house itself has an entrance hall that branches into either the dining room or the fitted kitchen and also gains access to the ground floor wc. Although the current owners have changed the general use of the reception rooms around there is a linking room between the kitchen and the dining room that they use as a sitting room. Upstairs there are three bedrooms served by a family bathroom that has both a shower cubicle and a panel bath.

Outside there is an area laid to lawn and a paved footpath leads around the side of the house. This extends to the workshop (17ft x 10ft) that has two sets of doors as well as plenty of power points. The tarmac parking area behind the property is shared with the adjoining Clog Cottage.

General Information

Location: Thornton le Dale is a sought after village within the North York Moors National Park situated at the foot of Dalby Forest where some of the most picturesque countryside and woodland walks can be appreciated. The village is well served with local amenities including baker, chemist, doctors surgery, grocery store, public houses and a bistro. Pickering lies some two miles to the west and offers all the usual facilities of a busy market town and from Malton, 7 miles to the south, there are good road and rail links the City of York.

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

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.

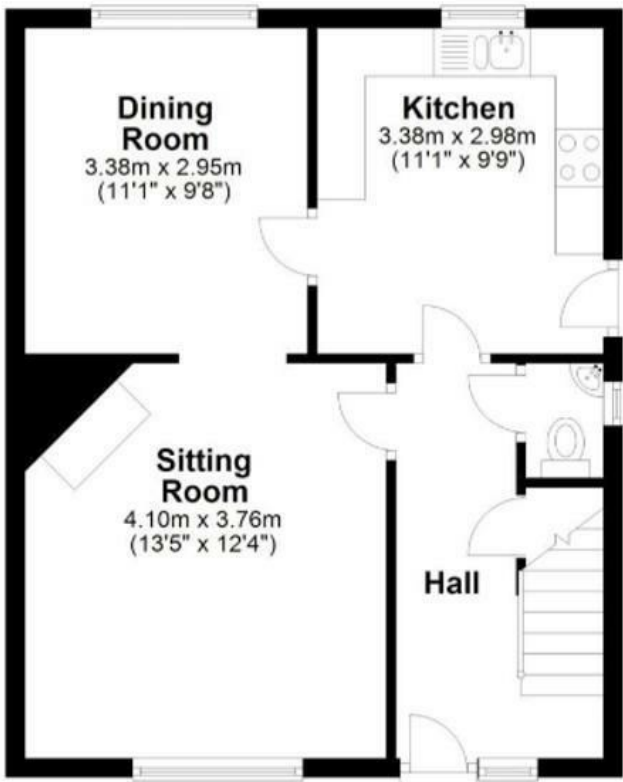
Directions: Travelling into Thornton le Dale from a Westerly (Pickering) direction continue through the village, over the bridge and take the left turn signposted for Church Lane directly before the church on the left hand side. Continue is a couple of hundred yards up the slope with Greyhound Cottage located on the right hand side. Access to its parking is behind the property. What3Words - ///safest.polygraph.awesome



Accommodation

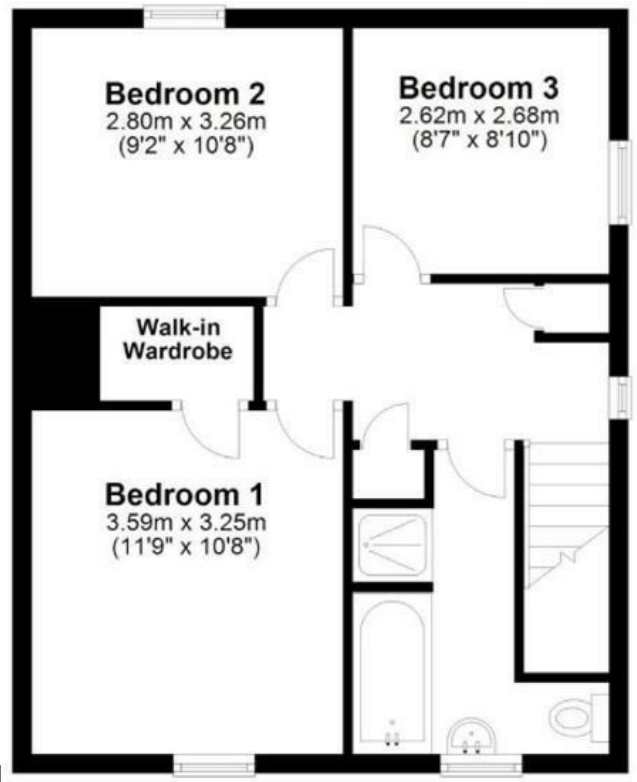
Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 sq. feet)
Greyhound Cottage, Thornton Le Dale

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			
		76	86
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	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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