

ROUNTHWAITE & WOODHEAD

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



6 THE RISE, THORNTON-LE-DALE, PICKERING, YO18 7TG

A Semi detached chalet bungalow located on a popular established close

Entrance Hall

Sitting Room

Dining Room

Kitchen

Conservatory

Three Bedrooms

(Master En Suite)

House Bathroom

Store Room/Study

Gas Central Heating

uPVC Double Glazing

Front & Rear Gardens

Detached Garage

Drive Parking

EPC Rating D

PRICE GUIDE: £295,000

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

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.

The Rise is a popular cul-de-sac consisting of bungalows found to the South Western side of the village. No.6 is a semi-detached bungalow that is positioned half way down the close facing South and a comfortable walk to the village amenities. From main entrance hall of the bungalow there is a good sized sitting room and a separate dining room to the front of the property. To the rear there is a dining kitchen with an adjoining conservatory. The property also offers a ground floor bedroom with an en suite shower room and fitted wardrobes. Upstairs there re a further two double bedrooms served by the family bathroom. Off the landing there is also a store room with limited head height that might easily be used as a study. There is ample drive parking for a number of vehicles as well as a detached timber framed garage. The garden to the rear is down mostly to lawn and there is also a koi carp pond at its end.

General Information

Services: Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired Central Heating. uPVC double glazing.

Council Tax: We are informed by Ryedale District council that this property falls in band C

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

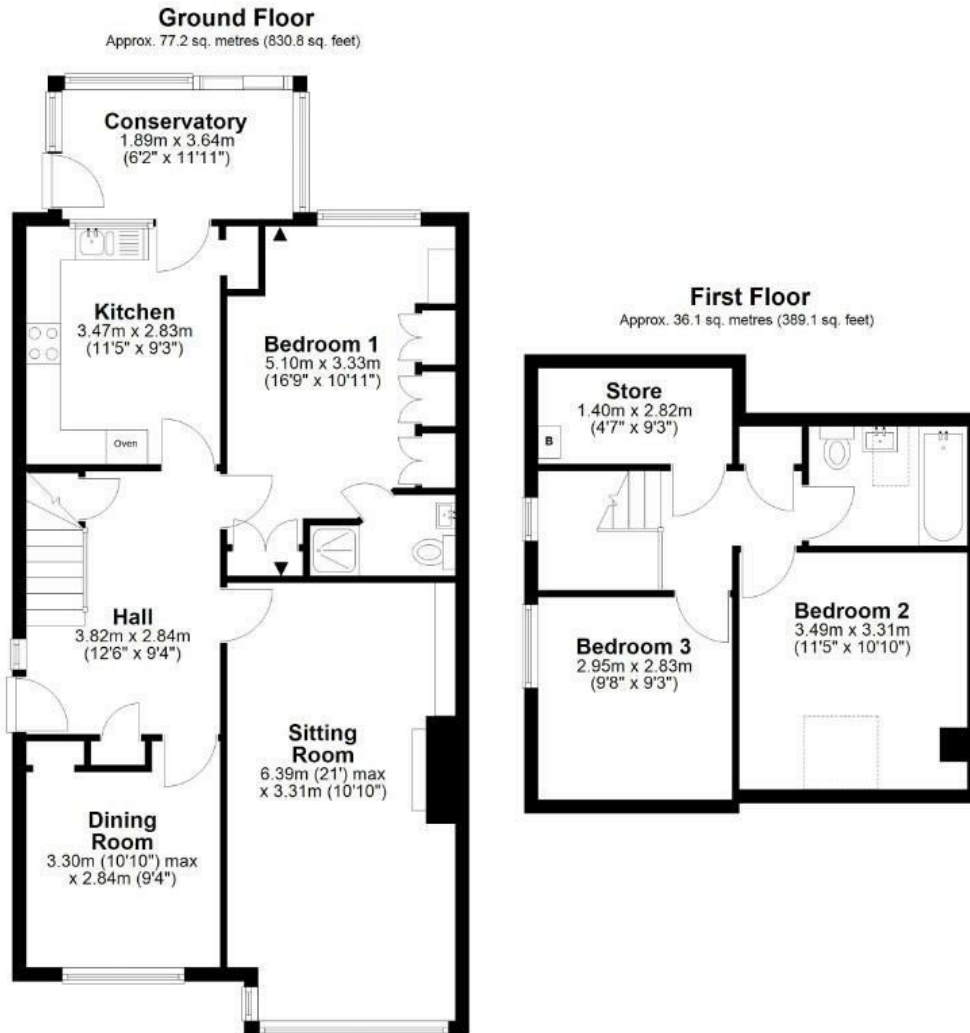
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, Market Place, Pickering. Telephone: 01751 472800

Directions: Travelling along the A170 from a Westerly (Pickering) direction, come down the hill into the village taking the first available right turn signposted Roxby Road. Past the play ground, follow this road for a few hundred yards until reaching the left hand corner with The Rise being sign posted on your right hand side. Continue into the close with no.6 being on the right hand side half way down the street. What3Words - ///consults.shadows.piston

Postcode: YO18 7TG



Accommodation



Total area: approx. 113.3 sq. metres (1219.9 sq. feet)
6 The Rise, 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			
		62	74
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
www.rounthwaitewoodhead.co.uk

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