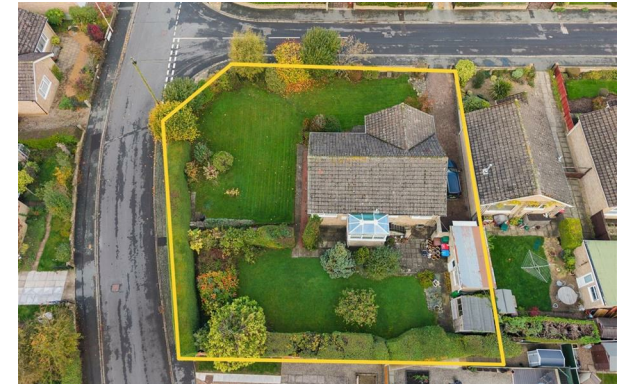


# Mark Stephenson's

ESTATE & LETTING AGENTS



## 18 Farmanby Close, Thornton-Le-Dale, YO18 7TD

£320,000

- No Onward Chain
- Substantial detached bungalow
- Larger than standard plot
- Spacious Sitting Room with dining area
- Three Bedrooms
- Sought after village location



# 18 Farmanby Close, Thornton-Le-Dale YO18 7TD

Offered for sale with no onward chain, 18 Farmanby Close is a substantial three bedroom detached bungalow sat in a larger than usual plot. Internally, the property comprises, Entrance porch, large sitting room with dining area, kitchen with access to the rear conservatory, three bedrooms all of which are doubles. Externally, the property benefits from a fantastic garden which wraps around from the front aspect, across the side elevation and then to the rear which is enclosed by a combination of mature trees/shrubs and stone wall. There is a driveway which provides off-street parking for multiple vehicles and leads to the detached single garage which is fully powered. Overall, this property is a fantastic opportunity for someone to take on a substantial bungalow on this sought after street in Thornton Le Dale and to turn it into a beautiful home.



Council Tax Band: D



### General Information

A popular and picturesque village, Thornton le Dale lies on the southern fringe of the North York Moors; it has a thriving community and a range of superb amenities including pubs, primary school, bakers, chemist, independent shops, cafés and restaurants. Local sports amenities include cricket, football, tennis, squash and a bowling green. There are high performing state and private schools in the area, and the nearby market towns of Pickering with its castle and Malton and onto the coast. Close to Dalby Forest National Park with walking and cycle routes available.

### Entrance Porch

Front Entrance door, Doors to;

### Sitting Room

Bay Window to the Front aspect, Storage Heater, Electric fireplace

### Dining Area

Window to the Rear aspect, Storage heater, Door to;

### Kitchen

A range of wall & base units, Sink basin, Electric Oven, Hob, Extractor hood, Two storage cupboards with shelving, Tiled walls, Laminate flooring, Door to;

### Conservatory

Sat on a raised level with steps from the rear garden, uPVC Windows and Ceiling, Sockets throughout.

### W/C

Low flush toilet, Glazed Window to the Rear aspect, Tiled flooring and Walls, Extractor fan.

### Bathroom

White Two-Piece Suite, Tiled walls and floor, Heated Towel Rail, Glazed Window to the Rear aspect, Electric Shower, Extractor fan.

### Inner Hallway

Loft Hatch, Fitted cupboards, Thermostat.

### Bedroom 1

Window to the Front aspect, Fitted wardrobes, Storage heater, Thermostat.

### Bedroom 2

Window to the Side aspect, Fitted wardrobes, Thermostat.

### Bedroom 3

Window to the Rear aspect, Fitted wardrobes, Storage heater.

### Outside

From the driveway there is a patio area which leads to the steps up to the conservatory and runs round the property, there is also a path to the side door of the garage and to the garden shed. There is then laid lawn which wraps round from the rear to the side and front elevation and is enclosed with hedges to the rear and side creating fantastic privacy and then a stone wall to the front looking out onto the street. There are mature shrubs and trees throughout the garden which altogether is a larger than standard plot which we believe allows for scope to extend subject to granting of permissions. Coming off Farmanby Close there is a gate which provides access to the driveway which will hold multiple vehicles.

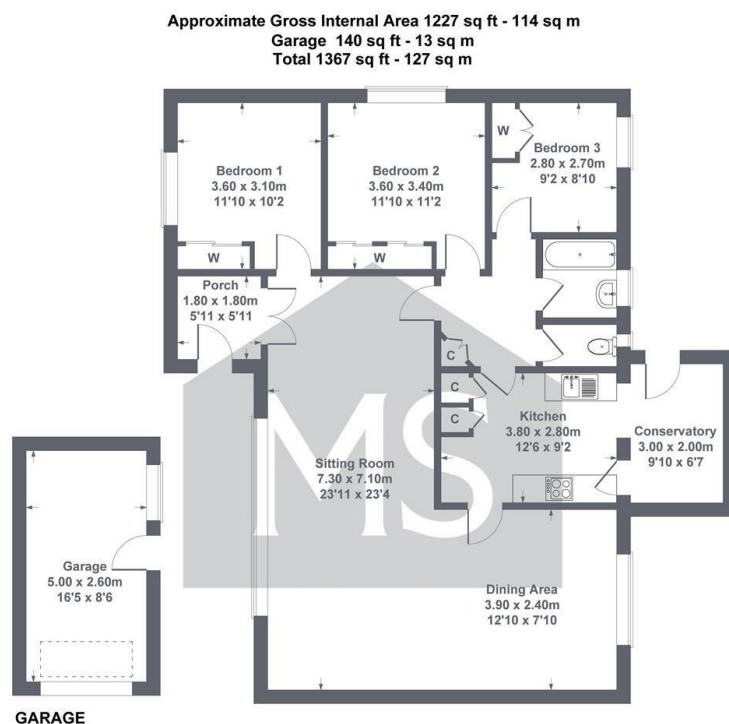
### Detached Garage

Window to the Side aspect with uPVC door, Hand pulled Shutter Door, Power and lighting, Outdoor tap, Shelving and Racking.

### Services

Mains Electric and Drainage.

The property is heated with electric storage heaters.

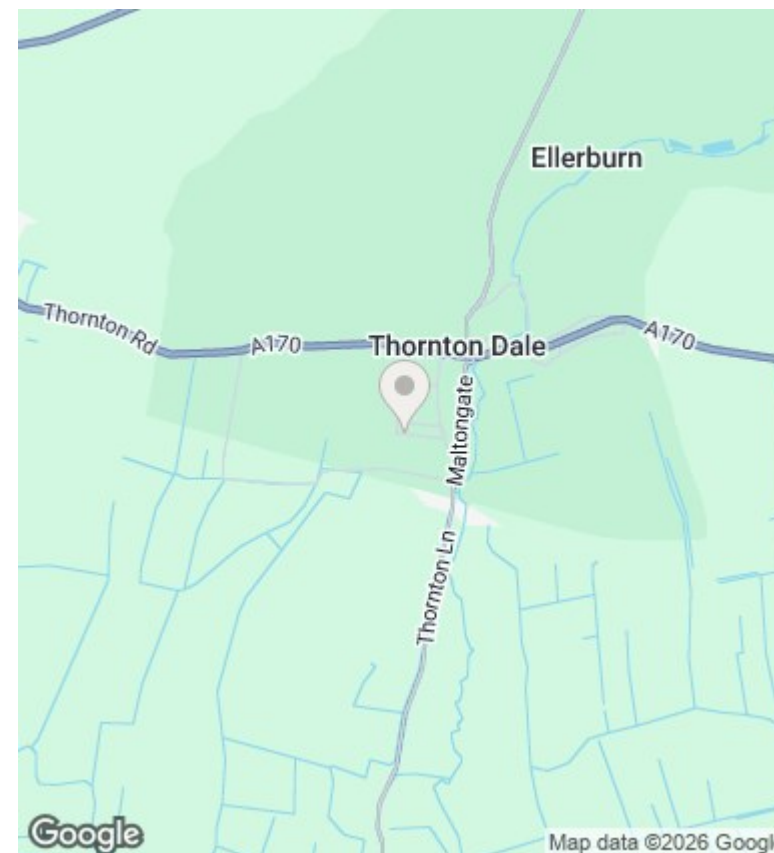


GARAGE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		