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ESTABLISHED 1860

HEMDIN COTTAGE, BARNES YARD
THORNTON LE DALE

A detached stone cottage with refurbished accommodation, generous grounds and private parking.

Over 900 ft2 of updated accommodation:
Dining Kitchen – Living Room – Cloakroom – Rear Hall/Study
Three bedrooms, two of which are doubles and house bathroom.
Generous garden and grounds to the front and side.
Private off-street parking
NO ONWARD CHAIN

GUIDE PRICE £214,999

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

Tucked away off Roxby Terrace yet only a short walk from the centre of the village, Hemdin cottage comprises a detached stone cottage with recently refurbished, three-bedroom accommodation. There are good sized grounds to the front and side and off-street, private parking on the parking area at the side.

The up-to-date accommodation amounts to 935 square feet in total which briefly comprises: a front facing living room, generous dining kitchen with a modern range of units and integrated appliances. Rear Hall/Study and cloakroom. Upstairs are three bedrooms, two of which are doubles and an up-to-date house bathroom.

The cottage is hidden away from the street, sitting well back from Roxby Terrace within an unusually generous plot The garden is largely laid to lawn and faces south. There is off-street private parking to the side.

Thornton-le-dale is a pretty, well-served village some three miles to the east of the market town of Pickering and lies within the southern boundary of the North York Moors National Park. The village has a variety of shops, including butcher, bakery, Post Office and pharmacy, with two doctor's surgeries, cafes and public houses.

ACCOMMODATION COMPRISES

DINING KITCHEN
5.10 m (16’9”) x 4.66 m (15’3”)
Fully glazed front door. Range of fitted base and wall units with butcher block style worktops incorporating an inset sink unit with mixer tap. Integrated Lamona electric oven. Matching induction hob with extractor overhead. Integrated dishwasher. Washing machine point. Separate island unit with breakfast bar seating. Exposed beams overhead. Fully glazed door to the front. Casement window to the front. Wall light points. Original fitted cupboard with shelving. Stairs to the First Floor. Vertical radiator.

LIVING ROOM
4.70 m (15’5”) x 2.70 m (8’10”)
Casement window to the front. Original basket fireplace. Fireside fitted cupboard. Beamed ceilings. Wall light points. Radiator. Television point.

CLOAKROOM
1.70 m (5’7”) x 0.90 m (2’11”)
Low flush WC and wash hand basin. Window to the rear.

REAR HALL/STUDY
2.29 m (7’9”) x 1.98 m (6’6”)
Wall light point. Fully glazed door to the rear. Casement window to the yard.

FIRST FLOOR

LANDING
Two windows to the front. Radiator.

BEDROOM ONE
4.60 m (15’1”) x 2.86 m (8’10”)
Original basket fireplace. Radiator.

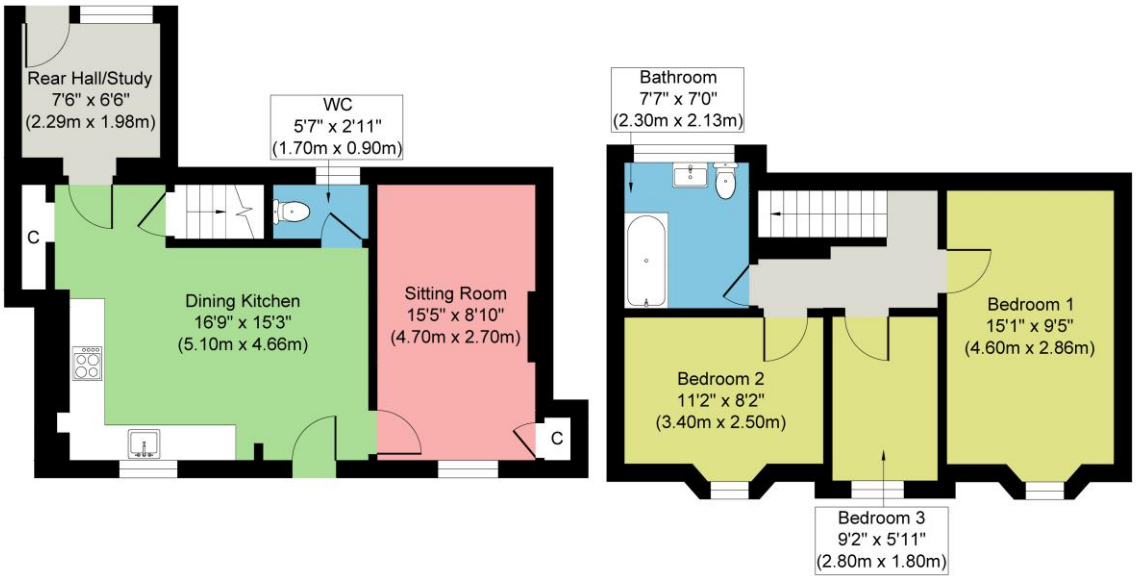
BEDROOM TWO
3.40 m (11’2”) x 2.50 m (8’2)”
Casement window to the front. Radiator.

BEDROOM THREE
2.80 m (9’2”) x 1.80 m (5’11)”
Casement window to the front. Radiator.

BATHROOM
2.30 m (7’7”) x 2.13 m (7’0””)
Refitted bathroom with shower over bath. Washing basin and WC set into a vanity unit. Tiled walls. Chrome heated ladder towel rail. Recessed ceiling lights. Window to the rear Extractor fan.

OUTSIDE

The cottage is located off Roxby Road and is very much tucked away in a back land position, with a sheltered, south facing aspect. The garden is laid to lawn and there is private parking on the gravelled driveway to the side.



Ground Floor
Approximate Floor Area
492 sq. ft
(45.75 sq. m)

First Floor
Approximate Floor Area
443 sq. ft
(41.13 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 water, drainage, gas and electric.
Council Tax:	Band D
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.
Post Code:	YO18 7SB
EPC:	Current D/62 Potential B/87

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 is payable by the 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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