

ROUNTHWAITE & WOODHEAD

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



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

A semi detached chalet bungalow located down a quiet close that would benefit from a program of modernisation and refurbishment

Entrance Hall

Sitting Room

Kitchen

Dining Room/Bedroom 5

Four Bedrooms

Ground Floor Shower

House Bathroom

Gas Central Heating

uPVC Double Glazing

Drive Parking

Detached Garage

Greenhouse

Front & Rear Gardens

Short Walk to Village Centre

EPC Rating D

PRICE GUIDE: £250,000

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.7 is a semi-detached bungalow that is positioned half way down the close facing South and a comfortable walk to the village amenities. From the main entrance hall of the bungalow there is a good sized sitting room with a bay window overlooking the close and a ground floor bedroom to the front of the property. To the rear there is a fitted kitchen with an adjoining dining room that could equally offer a further bedroom. Off the entrance hall there is also a shower room and wc. Upstairs there are further three bedrooms served by the family bathroom. There is ample drive parking for a number of vehicles as well as a detached garage. The garden to the rear although overgrown is down mostly to flags and also has a greenhouse.

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 North Yorkshire 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.7 being on the right hand side half way down the street. What3Words - ///talents.scrambles.punctured

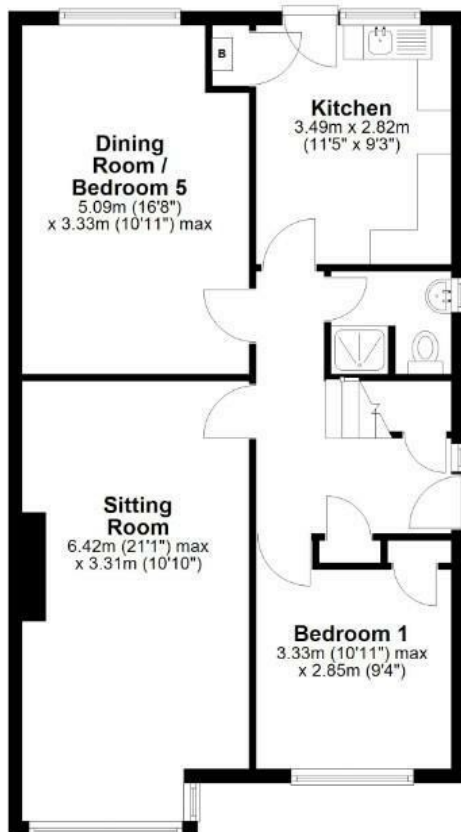
Postcode: YO18 7TG



Accommodation

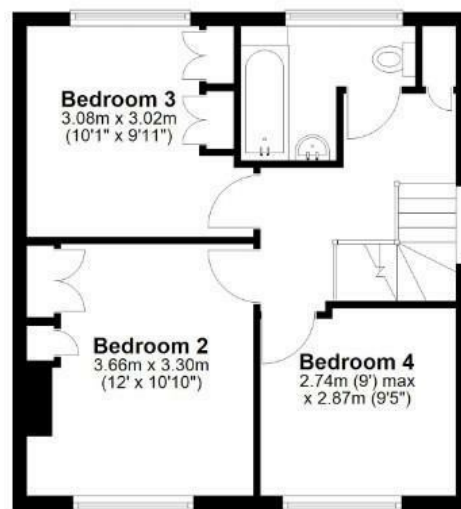
Ground Floor

Approx. 69.6 sq. metres (749.3 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 112.5 sq. metres (1211.0 sq. feet)

7 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		
	67	78
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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