

ROUNTHWAITE & WOODHEAD

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



15 CASTLEGARTH, THORNTON-LE-DALE, NORTH YORKSHIRE, YO18 7SZ

**A semi detached three bedroom property with a large garden
at the end of a quiet cul-de-sac, close to the amenity of the village**

Entrance Hall	Utility/Outhouse	Large Rear Garden
Kitchen	Three Bedrooms	Range of sheds
Dining Room	Shower Room	Local Occupancy Clause
Sitting Room	Gas Central Heating	EPC Rating D
Covered passageway	uPVC Double Glazing	

PRICE GUIDE: £195,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Castlegarth lies on the western side of Thornton-le-Dale and is a cul-de-sac with wide grass verges made up of semi detached houses. It is just a short 5 minute walk from good local amenities available within the village including family baker, newsagents, grocery store, doctors surgery, post office and chemist. Pickering is some three miles to the West where all the usual market town facilities are available and Thornton-le-Dale is on a good bus route to other market towns in the area and to Scarborough on the east coast.

No.15 is a semi detached house positioned at the very end of this close with a considerable garden to its rear. The house might benefit from some updating yet still offers a front entrance hall leading to a living room that spans the depth of the house and that has patio doors opening onto the garden. The fitted kitchen adjoins a covered passageway linking to an outhouse that serves as useful storage and has plumbing for a washing machine. Upstairs there are three bedrooms and a family shower room.

The property has gas central heating and uPVC double glazing and would suit a first time buyer or young family trying to get on the housing ladder.

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 B

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

Note: To fulfil the local occupancy planning condition the owner (or tenant) must be someone who:

- Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock, or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the Parish after leaving military service, or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years, or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.

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

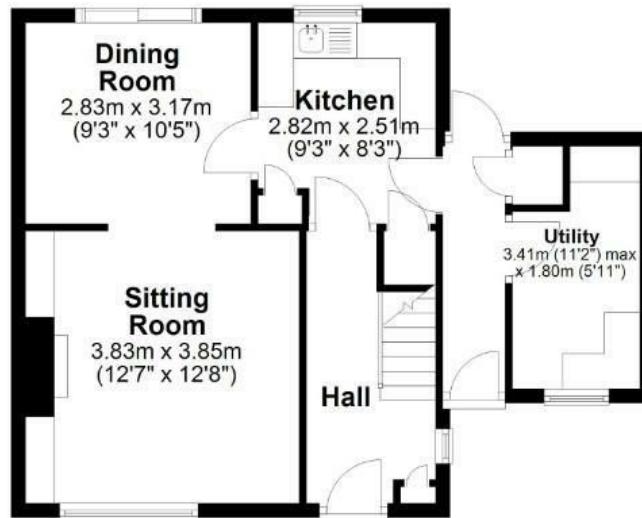
Directions: Travelling along the A170 from a Westerly (Pickering) direction, come down the hill into the village taking the first available right turn signposted Roxby Road. Past the play ground take the next right turn on to Castle Road. Follow this road up the slope, taking the next available left into Castlegarth with no.15 being in the right hand corner.



Accommodation

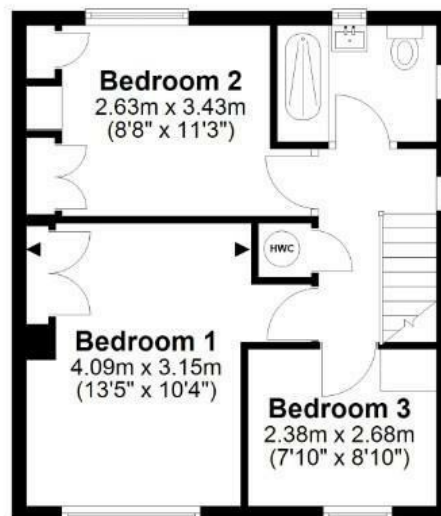
Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 81.2 sq. metres (874.4 sq. feet)

15 Castlegarth, Thornton le Dale

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	64	74	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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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