

# ROUNTHWAITE & WOODHEAD

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



## 10 PROSPECT PLACE, THORNTON LE DALE, YO18 7LQ

**A detached bungalow requiring refurbishment close to the village centre and with the added benefits of a sizeable garden and range of outbuildings**

<b>Entrance</b>	<b>Three Bedrooms</b>	<b>Sizeable Garage</b>
<b>Dining Kitchen</b>	<b>House Bathroom</b>	<b>Outbuilding</b>
<b>Pantry</b>	<b>uPVC Double Glazing</b>	<b>Timber Framed Sheds</b>
<b>Sitting Room</b>	<b>Oil Central Heating</b>	<b>Rear Garden</b>
<b>Dining Room/Bedroom 4</b>	<b>Drive Parking</b>	<b>EPC Rating E</b>

**PRICE GUIDE: £265,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

[www.rounthwaite-woodhead.co.uk](http://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.

Prospect Close is a 'No Through Road' lined with a small number of cottages and bungalows. No.10 stands boldly at the end of the close holding an elevated position over the rest of the properties. Believed to have been built in the 1960's this chalet bungalow has its own private drive parking that extends to a sizeable garage. Adjoining this is a good sized garden and an additional outbuilding that requires some restoration. Inside although cosmetically dated the accommodation offers a dining kitchen with a pantry, a sitting room that has an open fire and that over looks the close through its bay window. There are two further ground floor rooms that might easily be used as a dining room and study or simply additional bedrooms and that are served by the house bathroom. Upstairs there are two bedrooms with eaves storage.

## General Information

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

Council Tax: We are informed by North Yorkshire Council that this property falls in band D

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

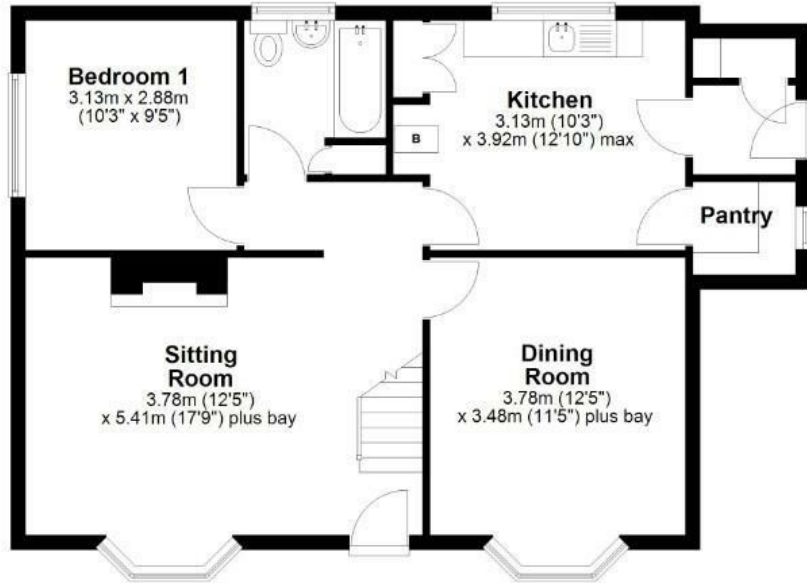
Directions: Travelling along the A170 from a Westerly (Pickering) direction, come down the hill into the village taking the first available left turn immediately after Matthewsons car auction showroom. Continue for a hundred yards with no.10 standing directly opposite at the end of the close. What3Words - ///began.scarce.ly.showrooms



# Accommodation

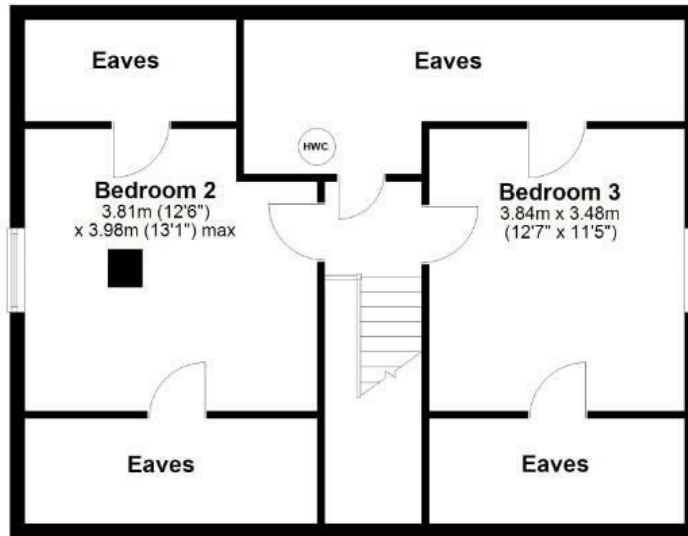
## Ground Floor

Approx. 68.2 sq. metres (734.6 sq. feet)




## First Floor


Approx. 61.7 sq. metres (664.4 sq. feet)



Total area: approx. 130.0 sq. metres (1399.0 sq. feet)

10 Prospect Place, Thornton le Dale

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>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>69</b>
	<b>40</b>
Not energy efficient - higher running costs	
EU Directive 2002/91/EC 	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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