

## 11 AUNUMS CLOSE THORNTON LE DALE



**A well-presented detached bungalow with a good range of well-proportioned accommodation, occupying an enviable position within a well-regarded cul de sac.**

Over 1,000 square feet of modern accommodation

Entrance Hall – Large open plan living and dining room – breakfast kitchen – utility room

Master bedroom with en-suite shower room – Bedroom two – Bathroom

Well established garden and grounds to all sides including a lovely south facing rear garden. Garage and parking.

Occupying a peaceful position within one of North Yorkshire's best loved villages.

**NO ONWARD CHAIN**

### **GUIDE PRICE £340,000**



**A well-proportioned, detached bungalow located in a highly sought after location within this popular National Park village.**

Tucked away in a quiet corner of Aunums Close, Number 11 occupies a more private, peaceful position than most with beautifully tended gardens which have a south facing aspect to the rear and are exceptionally sheltered and private, along with ample off-street parking and a single garage.

The accommodation has been well cared for and is well-presented throughout, with refitted bathroom fittings and an updated kitchen, the property is fully double glazed and with a modern gas fired central heating system. In all the bungalow provides 1,069 square feet which in brief comprises the following. Large entrance hall, open plan living room which opens through to the dining area. Kitchen with a smart range of modern units and integrated appliances and an adjoining utility room. There are two generously proportioned double bedrooms, one with a refitted en-suite shower room and the main house bathroom.



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**LOCATION**

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The village of Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton and enjoys easy access to the A64 providing links to the wider metropolitan area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds, Newcastle and Edinburgh.



## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Upvc door with full height glazed pane to the side. Radiator. Telephone point. Coving.



### LIVING ROOM

5.60 m (18'4") x 3.42 m (11'3")

A double aspect room with windows to the front and rear, overlooking the garden. Television point. Radiator. Open to;



### DINING ROOM

3.90 m (12'10") x 2.73 m (8'11")

Casement window to the front. Radiator.



### KITCHEN

3.70 m (12'2") x 2.75 m (9'0")

Range of cream base and wall units with granite effect work tops incorporating a one and a half bowl stainless sink with mixer tap. Curved breakfast bar. Tiled splashback. Range of integrated appliances including electric oven, microwave oven and four ring halogen hob with extractor hood over. Loft access hatch. Casement window to the rear.



#### UTILITY ROOM

2.94 m(9'8") x 2.30 m(7'7")

Matching base and wall units with granite effect work tops. Single bowl stainless sink with mixer tap. Automatic washing machine point. Tumble drier point. Radiator. Window to the rear. Extractor fan. Door to the garden. Large, fitted storage cupboard.



#### BEDROOM ONE

4.30 m(14'1") x 3.00 m(9'10")

Casement window to the rear. Radiator.



#### EN-SUITE SHOWER ROOM

2.00 m(6'7") x 1.10 m(3'7")

Shower cubicle. Low flush WC. Wash hand basin set upon a vanity unit. Radiator. Casement window to the side. Extractor fan. Tiled floor.



#### BEDROOM TWO

3.77 m(12'4") x 3.00 m(9'10")

Casement window to the front. Radiator.



#### BATHROOM

2.30 m(7'7") x 2.00 m(6'7")

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Heated ladder towel rail. Casement window to the side. Extractor fan. Tiled floor.





## OUTSIDE

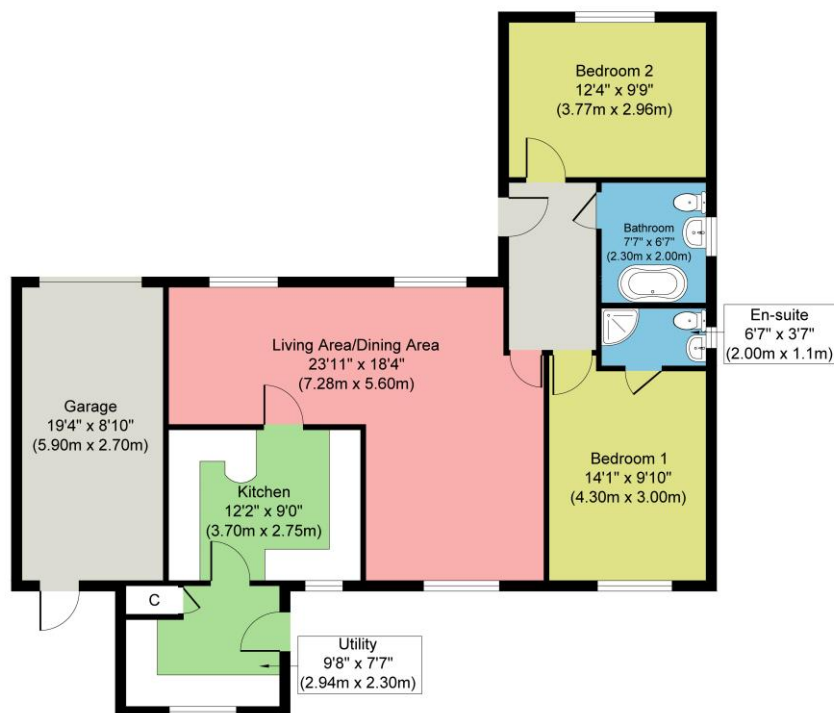
11 Aunums Close stands to the far corner of this quiet cul-de-sac with a broad stretch of lawn standing between the property and the street. To the front is a short driveway providing off-street parking and access to the integral garage and there is access around both sides of the property around to the garden at the back which faces south and is exceptionally private and sheltered. The rear garden has been extensively landscaped and planted with mainly laid to lawn and bordered by wide, well stocked borders planted up with a variety of mature shrubs and flowering perennials. There is a water supply to the rear garden and a hard paved patio area immediately to the rear of the property.

### GARAGE

5.70 m(18'8") x 2.70 m(8'10")

An electric up and over door. Electric light and power. Wall mounted Vokera gas fired central heating boiler. High pressure water cylinder. Personnel door to the rear.





**Approximate Floor Area**  
**1069 sq. ft**  
**(99.32 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

Services: Mains water, gas, drainage and electricity. Central heating is gas-fired  
 Council Tax: Band C  
 EPC: Current D/67 Potential C/76  
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.  
 Planning: North York Moors National Park Authority  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Post Code: YO18 7TP

## 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*

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