

2 THE CLOSE THORNTON LE DALE



An attractive semi-detached bungalow, set upon a lovely mature corner plot and occupying an enviable position within a quiet corner of the village

Over 850 square feet of well-presented accommodation

Entrance Hall – Large double aspect sitting room – generous breakfast kitchen – garden room

Two double bedroom – Refitted shower room

Well established garden and grounds to three sides. Garage and ample private parking.

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

NO ONWARD CHAIN

OFFERS IN EXCESS OF £300,000

A well-proportioned, semi-detached bungalow located in a quiet cul-de-sac on the southern edge of this popular National Park village.

The Close is a small enclave of just 6 properties, tucked away off Westgate on the southern edge of the village, yet only a level walk from its centre. Number 2 is situated in a particularly pleasant position, being slightly elevated from the street and angled to look across the garden and with glimpses of views looking southwest. The property has been well cared for throughout and provides a comfortable level of accommodation which amounts to 858 square feet in total. The shower room has been replaced in recent years, the roof fully renewed only 4 years ago, and the property nicely presented with attractive neutral décor throughout.

The accommodation in brief comprises the following, entrance hall, a well-proportioned, dual aspect sitting room with open fire and a rear facing breakfast kitchen with adjoining garden room. There are two double bedrooms and a modern shower room. The property has beautifully tended gardens which surround the property to three sides and combine a colourful and well-established front garden, planted in a cottage style, lawned garden to the rear and a large block paved driveway, providing ample private parking and a detached brick garage with workshop space.



LOCATION

Thornton le Dale is widely recognised as one of North Yorkshire's most picturesque and popular National Park Villages. The village is centred around Thornton Beck and the Green, clustered around which are a number of small independent shops and eateries, including two public houses and bistro. 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 & Edinburgh.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Fully glazed uPVC door. Radiator. Telephone point. Coving. Fitted storage cupboard. Loft inspection hatch.



LIVING ROOM

5.10 m (16'9") x 3.90 m (12'10")

A double aspect room with windows to the front and rear, overlooking the garden. Television point. Radiator. Open fire with a tiled surround and hearth.



KITCHEN

3.91 m(12'10") x 3.87 m(12'8")

Range of fitted base and wall units incorporating a one and a half bowl acrylic sink unit. Integrated electric NEFF oven. Matching NEFF internal microwave. Four ring halogen hob with extractor overhead. Tiled splashback. Radiator. Window to the side. Arched recess. Fitted cupboard housing the floor standing oil fired central heating boiler.



CONSERVATORY

3.00 m (9'10") x 2.20 m (7'3")

Mono pitch translucent roof. Half glazed uPVC door to the side. Windows to three sides.





BEDROOM ONE

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

Casement window to the rear. Radiator.



BATHROOM

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

Double width shower cubicle with shower overhead. Wash hand basin and WC set into a vanity unit. Window to the rear. Chrome heated ladder towel rail. Half tiled surround.



BEDROOM TWO

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

Casement window to the front. Radiator.

OUTSIDE

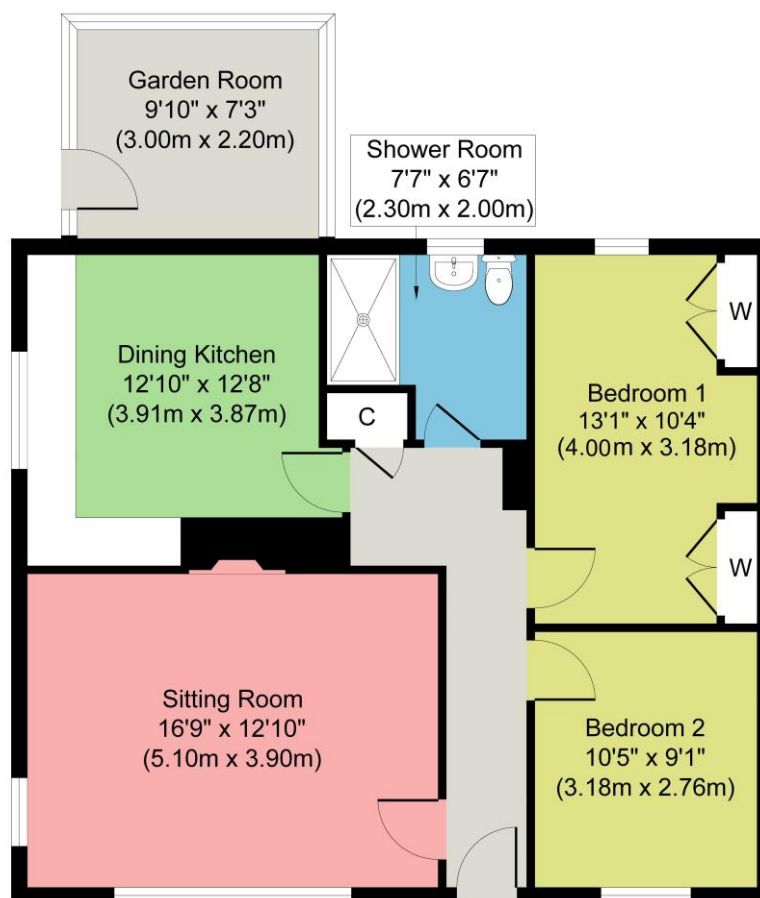
2 The Close stands to the far corner of this quiet cul-de-sac with a broad stretch of lawn standing between the property and the street. To the side is a wide, block paved driveway providing plenty of off-street parking and access to the detached brick built garage. There is an additional area of hard standing which can accommodate a caravan or camper van. The front garden has been beautifully landscaped and stocked with a range of cottage plantings surrounding a lawn. The rear garden is a neat lawned area, bounded by a well-established shrub border affording a good degree of privacy. To the rear of the garage is an area of hardstanding, upon which stands the timber garden shed and the oil tank. There is a water supply to the garden.

GARAGE

6.23 m(20'4") x 3.50 m(11'4")

Detached brick-built garage. Electric light and power. Metal up and over door. Personal door to the side. Fitted work benches.





Approximate Floor Area
858 sq. ft
(79.70 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/57 Potential C/72
 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 7SH

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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