

# ROUNTHWAITE & WOODHEAD

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



## 2 LOW DALBY, THORNTON LE DALE, NORTH YORKSHIRE, YO18 7LT

**An immaculately presented, former foresters house  
surrounded by glorious woodland and picturesque scenery**

<b>Entrance Hall</b>	<b>WC/Wetroom</b>	<b>uPVC Double Glazing</b>
<b>Sitting Room</b>	<b>Three Bedrooms</b>	<b>Front &amp; Rear Gardens</b>
<b>Conservatory</b>	<b>Dressing Room</b>	<b>Private Parking</b>
<b>Dining Kitchen</b>	<b>House Bathroom</b>	<b>EPC Rating D</b>
<b>Utility/Boot Room</b>	<b>Oil Central Heating</b>	

**PRICE GUIDE: £395,000**

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

The village of Low Dalby is located on the South Westerly edge of Dalby Forest and is made up of little over a dozen properties surrounded by approximately 8,000 acres of woodland within the North York Moors National Park. As a result, breath taking scenery is every where you look, along with an abundance of outside activities such as mountain biking and peaceful walks. The nearest amenities are from the neighbouring village of Thornton le Dale, which for it's size has an impressive range of services. These can be supplemented by both the market towns of Pickering, Malton and heading East to Scarborough on the coast.

No.2 is a cream painted, semi detached, former foresters house that has been recently refurbished to offer spacious and modernised accommodation with the advantage of gardens and private parking. From the spacious entrance hall there is a sitting room with a log burning stove that adjoins a conservatory (with an insulated ceiling) that over looks the rear garden. The kitchen, with integrated white goods, was replaced 7 years ago and there is ample space for a dining table. A rear lobby/boot room links the kitchen to a utility room and downstairs wc/wetroom. Upstairs there are three bedrooms served by a house bathroom and the master bedroom has a surprisingly spacious "Secret" dressing room.

## General Information

Services: Mains electricity is connected. Connection to private drainage and water (administered by Forestry England). Telephone connection subject to the usual British Telecom Regulations. Super Fast broadband is connected.

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.

Note: Low Dalby is located in the North York Moors National Park.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034.

Directions: Travelling North from Pickering along the A169 (Whitby Road) take the right turn by the Fox and Rabbit pub and continue along the lane for a couple of miles following the signs for Dalby forest. Turn Left and follow the forest drive, past the entry barriers (vehicle number plate registration) travelling down the hill into Low Dalby. Take the first right turn across the bridge and no.2 is directly opposite indicated by a Rounthwaite & Woodhead 'For Sale' board.



# Accommodation



GROUND FLOOR  
APPROX. FLOOR  
AREA 905 SQ.FT.  
(84.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 680 SQ.FT.  
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1585 SQ.FT. (147.2 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## 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>		<b>75</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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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