

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## 12 MALTONGATE, THORNTON-LE-DALE, YO18 7SE

**A semi detached bungalow with a large garden, garage & parking situated on the edge of this sought after village**

**Entrance Hall**

**Modern Fitted Kitchen**

**Utility Room**

**Sitting Room**

**2 Bedrooms**

**Shower Room**

**Single Garage + Parking**

**Large Garden & Patio**

**EPC Rating D**

**PRICE GUIDE: £299,500**

Also at: Market Place, Pickering Tel: (01751) 472800 & 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 hugely sought after village within the North York Moors National Park situated at the foot of Dalby Forest. The village is on a bus route and is well served with local amenities including baker, chemist, doctors surgery, post office counter, grocery store, two public houses and 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.

12 Maltongate comprises a nicely positioned semi detached bungalow with a single garage, parking and a large garden occupying corner plot on the outskirts of this sought after village.

The property is neutrally decorated throughout and includes a modern fitted kitchen with integrated oven and hob and fridge/freezer. The sitting room has a wood burning stove and from the big bay window there is a leafy outlook across the front garden towards the village stream and woodland beyond. Along with a shower room and two double bedrooms, there is gas central heating and uPVC double glazing throughout.

The property is being offered for sale with no onward chain and therefore can be purchased without delay.

## General Information

Services: Mains gas, electricity and water are connected. Connection to mains drains. Gas central Heating.

Council Tax: We are advised by North Yorkshire Council that this property falls in band C.

EPC Rating: D

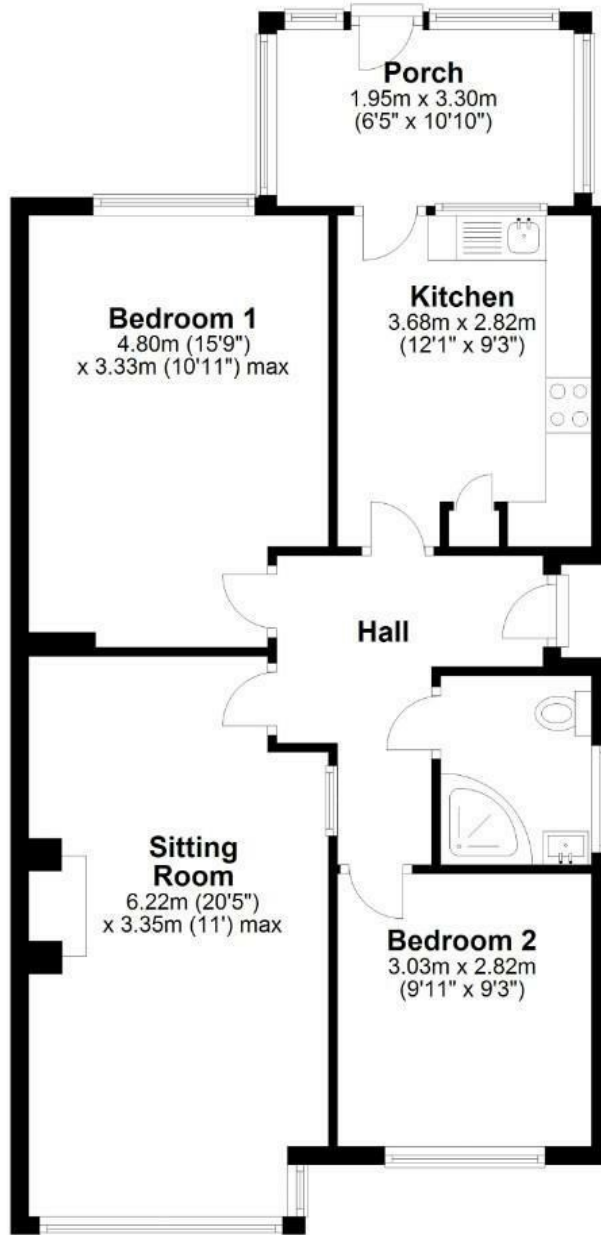
Viewing Arrangements: By appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034.



# Accommodation

## Ground Floor

Approx. 71.2 sq. metres (766.0 sq. feet)



Total area: approx. 71.2 sq. metres (766.0 sq. feet)

**12 Maltongate, 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>	
Not energy efficient - higher running costs	
	<b>83</b>
<b>63</b>	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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	
<b>England &amp; Wales</b>	



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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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