

ROUNTHWAITE & WOODHEAD

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



5 HURRELL COURT, THORNTON-LE-DALE, NORTH YORKSHIRE, YO18 7QR

A well presented semi detached bungalow enjoying splendid views over open countryside

- | | | |
|--------------------------|----------------------------|----------------------------|
| Sun Room | Entrance Hall | Gas Central Heating |
| Living Room | Two Bedrooms | Communal Gardens |
| Kitchen Area | Bathroom | Residents Parking |
| Cloakroom/Utility | uPVC Double Glazing | EPC Rating C |

PRICE GUIDE: £215,000

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

www.rounthwaite-woodhead.co.uk

Description

Hurrell Court is located to the Eastern edge of Thornton le Dale and is a development made up entirely of bungalows. Over recent years this development has changed ownership and has undergone a significant program of reorganisation and refurbishment. Occupancy that had previously been age restricted is now available to all, whilst still having all the benefits of living within a small community; which is a comfortable walk to the village amenities and adjoining open fields. Hurrell Court has communal grounds down mostly to lawn, linked with paved footpaths and dotted with water features, specimen shrubs and trees.

No.5 is a two bedroom semi-detached property that is located near the entrance of the development overlooking the fields beyond. Entering the bungalow via the uPVC sun room double doors open into a good sized, open plan living room with sitting, dining and kitchen areas within it. The kitchen has integrated white goods and an adjoining entrance hall allows access to a utility room with WC. There are two bedrooms (double and a single) both having fitted wardrobes and served by a bathroom positioned between them. There is a boarded loft with pull down ladder. Beyond the communal gardens, there is ample residents parking meaning it's never more than a few yards to the front door. In front of this bungalow the current owner has tended an area of garden and to its Southern aspect there are glorious views across open farmland.

General Information

Location: Thornton le Dale is a 'picture postcard' village that lies within the North York Moors National Park at the foot of Dalby Forest. The market town of Pickering lies some 2 miles to the west and Scarborough, Whitby and York are all within about half an hours drive. The popular market town of Malton is only fifteen minutes drive away where the rail network connects to York, Leeds and Manchester. Thornton le Dale has a good range of local amenities including a baker, post office, newsagents, general store, doctors surgery and chemist. It also has a vibrant village community, pubs, cafes and restaurants. The village primary school is Ofsted rated good as is the nearby secondary school, Lady Lumley's in Pickering.

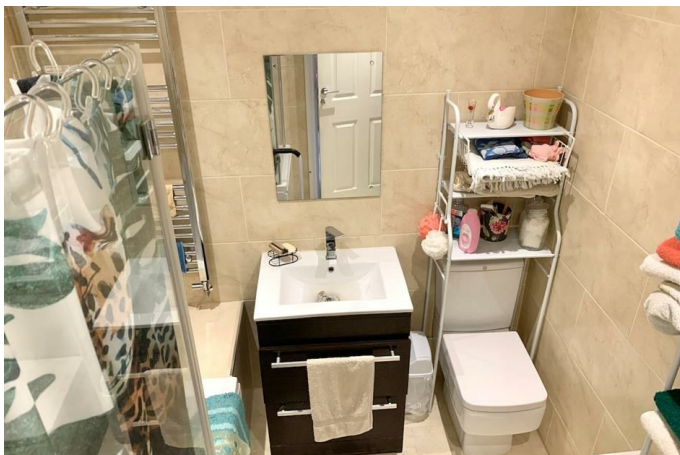
Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating. uPVC Double Glazing.

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

Tenure: We are advised by the Vendors that the property is leasehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 472800.

Directions: Travelling into Thornton le Dale from an Easterly (Scarborough) direction take the second available left turn sign posted Hurrell Lane. Continue for a few hundred yards with Hurrell Court being on the left hand side, before the lane becomes surrounded by open fields. YO18 7QR



Accommodation

Ground Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.7 sq. feet)

5 Hurrell Court, Thornton-Le-Dale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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