



## 2 Willow Garth | Thornton le Dale, YO18 7SW

Situated in the picturesque village of Thornton le Dale 2 Willow Garth is an individual detached property offering spacious accommodation throughout.

Benefitting from gas fired central heating, the accommodation comprises; Reception hallway, sitting room with dining area,

study/ground floor bedroom, utility room and cloakroom. To the first floor there is a galleried landing and three double bedrooms, bathroom and cloakroom.

Externally there are patio and lawned areas with flower and shrubbery borders together with a detached double garage.



**Guide Price £400,000**

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## Accommodation Comprises:

Entrance Door leads to:

### Reception Hallway

Coving to ceiling, central heating radiator, understairs storage cupboard, stairs to first floor landing, doors to reception rooms.

### Sitting Room and Dining Area

sitting room 16'3" x 15'6" (sitting room 4.95m x 4.72m)

With stone fireplace, wooden mantle, tiled hearth, gas stove, coving to ceiling, double glazed windows to the front and side elevations, central heating radiator,

### Dining Area

11'7" x 10' (3.53m x 3.05m)

Coving to ceiling, shelving, central heating radiator, double glazed window to the front and side elevations.

### Study

14'6" x 10'4" plus 6'9" x 6'4" (4.42m x 3.15m plus 2.06m x 1.93m)

Wardrobe with cupboard above, central heating radiator, access to roof space, double glazed window to the front and side elevations.

### Kitchen

11'5" x 11' (3.48m x 3.35m)

Housing a range of units comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, coving to ceiling, double glazed windows to the side and rear elevation.

### Utility Room

8'8" x 4'9" (2.64m x 1.45m)

With rolled edge work surface, plumbing for automatic washing machine and tumble dryer, central heating radiator, double glazed window, door to outside, wall mounted gas fired central heating boiler.

### Cloakroom

Comprising wash hand basin with tiled splash backs, low flush w.c., double glazed window and cupboard.

### First Floor

Galleried landing with built in cupboard, access to roof space, central heating radiator.

### Master Bedroom

15'9" x 8'10" (4.80m x 2.69m)

Housing a range of furniture comprising, fitted wardrobes, chest of drawer, bedside cabinets, central heating radiator, double glazed window to the front and side elevation.





### Bedroom Two

11'4" x 10'6" (3.45m x 3.20m)

With wardrobe and storage cupboard above, double glazed window to the front and side elevations, central heating radiator.

### Cloakroom

Comprising pedestal wash hand basin, low flush w.c., double glazed window.

### Bedroom Three

12'5" x 10'6" narrowing to 6'4" (3.78m x 3.20m narrowing to 1.93m)

Central heating radiator, double glazed window to the front and side elevations.

### Bathroom

Comprising panelled bath, double shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window, built in cupboard houses hot water tank with additional immersion heater option, central heating radiator.

### Outside

Double GARAGE with up and over doors light and power, parking space for two cars, box

hedge to the front with pathway, gardens to both sides, to the right is laid to lawn with flower/shrubbery borders and beds, established trees and shrubs, to the left there is a patio area with raised beds with retaining wall, further borders and trees, fencing to the boundaries. Second circular patio, greenhouse, paved pathway into the rear.

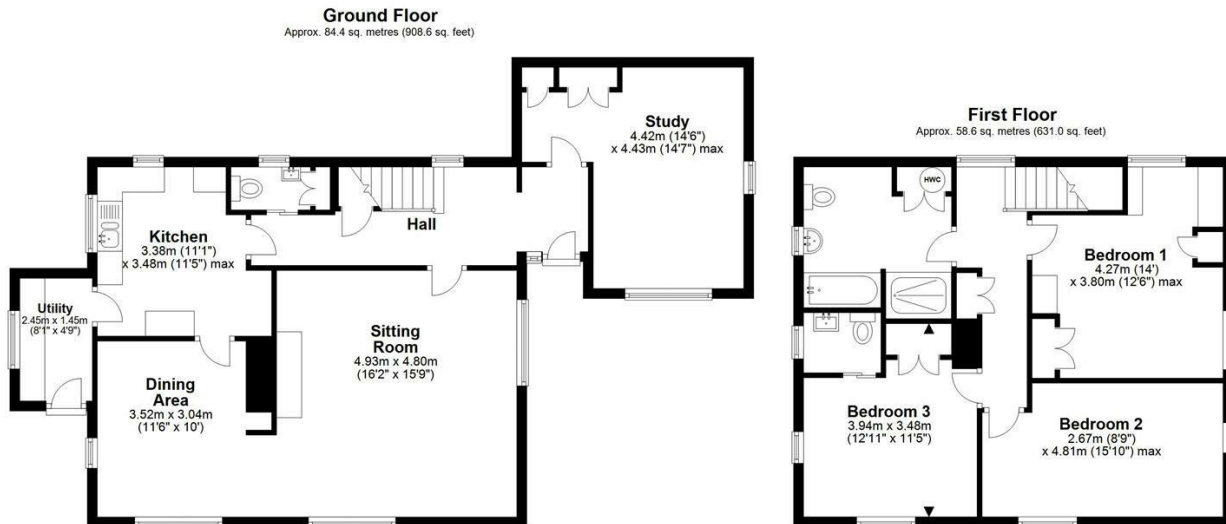
### Services

Water, electricity, gas and drainage.

Gas central heating. ( New boiler fitted Spring 2022.)



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Total area: approx. 143.0 sq. metres (1539.6 sq. feet)  
**2 Willow Garth, Thornton Le Dale**

## VIEWING

Strictly by Appointment with the agents.

## COUNCIL TAX BAND

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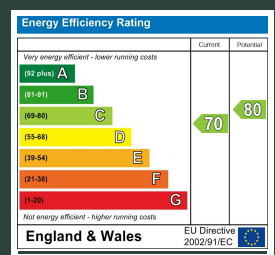
## ENERGY PERFORMANCE RATING

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