



## Hillcrest, Church Lane | Thornton-le-Dale, YO18 7QL

Hillcrest is a substantial three bedroom semi detached house offering deceptively spacious accommodation on two floors occupying a large plot lying to the eastern side of Thornton-le-Dale with a particular feature being the large mature gardens.

The accommodation includes reception hallway, spacious lounge with dining area, kitchen and cloakroom on the ground

floor with three bedrooms and bathroom on the first floor.

Externally a good sized driveway provides parking and leads to garage with mature gardens lying to the front and rear.

Thornton-le-Dale lies approximately two miles east of Pickering and is a pretty village offering a good range of local amenities and recreational facilities with a wider range being available in Pickering.



**Guide Price £400,000**

# Hillcrest, Church Lane | Thornton-le-Dale



## Front door leads to:

### Reception Hallway

With open staircase to first floor, ceiling coving and radiator.

### Cloakroom

With low flush w.c. and pedestal wash hand basin; double glazed window and radiator.

### Sitting Room

25' x 14'11" (7.62m x 4.55m)

Double aspect with double glazed patio doors leading to rear garden giving views over the garden and countryside beyond. Further double glazed window to front elevation. Ceiling coving, attractive stone built fireplace and radiator.

### Kitchen/Dining Room

12'3" x 12'7" (3.73m x 3.84m)

With wall and floor units including double drainer sink unit, built in oven, four ring hob, integrated washing machine, work surfaces, radiator, window to rear elevation overlooking the garden and beyond.

### Side Porch/Utility Room

6'7" x 7'11" (2.01m x 2.41m)

With single drainer sink unit, door to outside and double glazed window.

### First floor landing

With double glazed window to side elevation.





### Bedroom One

15'9" x 15'1" (4.80m x 4.60m)

With wardrobe, double glazed window to rear elevation; ceiling coving.

### Bathroom

With suite comprising panelled bath, wash hand basin and low flush w.c.; radiator and double glazed window.

### Bedroom Two

12'7" x 12'11" (3.84m x 3.94m)

With double glazed window, wardrobes and radiator.

### Bedroom Three

8'11" x 15'1" (2.72m x 4.60m)

With wardrobe, radiator and double glazed window.

### Outside

A side driveway provides parking for several cars and leads to GARAGE 17'5" x 8'1".

The large front garden is mainly laid to lawn with borders containing a wealth of mature flowering plants and shrubs.

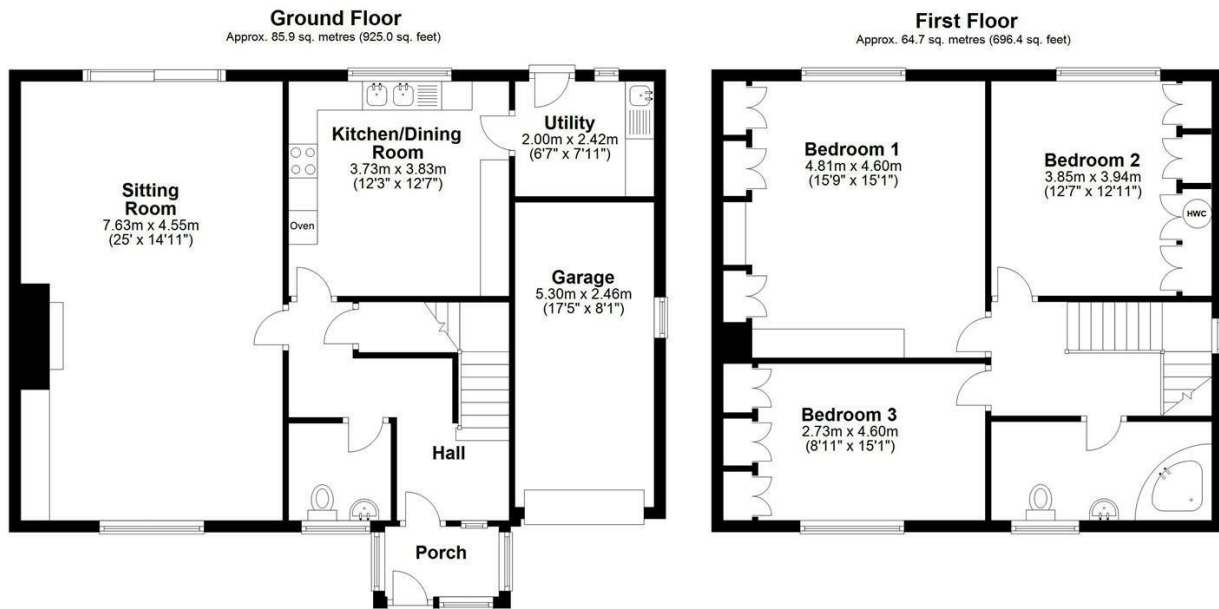
The rear garden has paved patio with steps leading to good sized rear garden with lawn, beds and borders containing mature flowering plants, bushes and shrubs. Greenhouse and garden shed.

### Services

Gas, electricity, water and drainage.



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Total area: approx. 150.6 sq. metres (1621.4 sq. feet)  
**Hillcrest, Thornton Le Dale**

## VIEWING

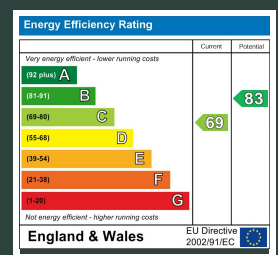
Strictly by appointment with the agents

## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

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