



## 6 Farmanby Close | Thornton le Dale, YO18 7TD

Situated in the popular and picturesque village location of Thornton le Dale, 6 Farmanby Close is a spacious semi detached bungalow, offering well proportioned accommodation comprising, Entrance hallway, Sitting Room, Kitchen, Dining Room/Additional bedroom, ground

floor bedroom with en-suite shower room. To the first floor; landing, master bedroom and shower room and further bedroom. To the outside front and rear gardens, large driveway and garage with electric roller door and personal door to the rear garden. Benefitting from gas fired central heating and double glazing

**Guide Price £259,950**



# 6 Farmanby Close | Thornton le Dale



## Open Porch

Leads to

## Entrance Door

Giving access to :

## Reception Hallway

Coving to ceiling, central heating radiator.

## Kitchen

Housing a range of units comprising, stainless steel single drainer sink unit with mixer tap over set within work surfaces, wall and base units incorporating drawer compartments with tiled splash backs, plumbing for automatic washing machine and dishwasher. Belling range oven with six burner gas hob and wok ring, Double glazed window to the rear elevation, door leading to outside, central heating radiator,.

## Dining Room/Additional Bedroom

Stairs to first floor landing, double glazed

window to the front elevation, central heating radiator.

## Sitting Room

Feature fireplace, gas fire, double glazed window to the front and side elevation, two central heating radiators, coving to ceiling.

## Ground Floor Bedroom with En Suite

Double glazed window to the rear elevation, central heating radiator and door to outside. EnSuite comprising shower cubicle with shower unit , pedestal wash hand basin and low flush w.c, wall tiling, heated towel rail, non slip flooring, extractor fan, double glazed window to the rear elevation.

## First Floor

### Landing

With double glazed velux window.



### Master Bedroom

Storage cupboard radiator, access door to loft and gas central heating boiler, under eaves twin hanging rails for clothes, two vanity units with washbasin and mixer taps with cupboards below, double glazed sliding window to the side elevation, double glazed velux window with blackout blind.

### Bedroom Two

Twin door under eaves wardrobes/cupboards, central heating radiator, double glazed velux window with blackout blind, access door to loft space.

### Shower Room

Comprising shower cubicle with shower unit, vanity with inset wash hand basin and cupboard below, bidet, low flush w.c., wall boarding, chrome heated towel rail, double glazed velux window and extractor fan.

### Outside

To the front the garden is mainly laid to lawn with flower/shrubbery borders and pathway to open porch. Large driveway capable of parking numerous cars, DETACHED GARAGE with light and power and electric roller door and personal door.

Rear garden is low maintenance, with lawned and decking area with flower/shrubbery borders.

### Services

Mains gas, electricity, water and drainage are connected. Property owned solar panels.

### Note

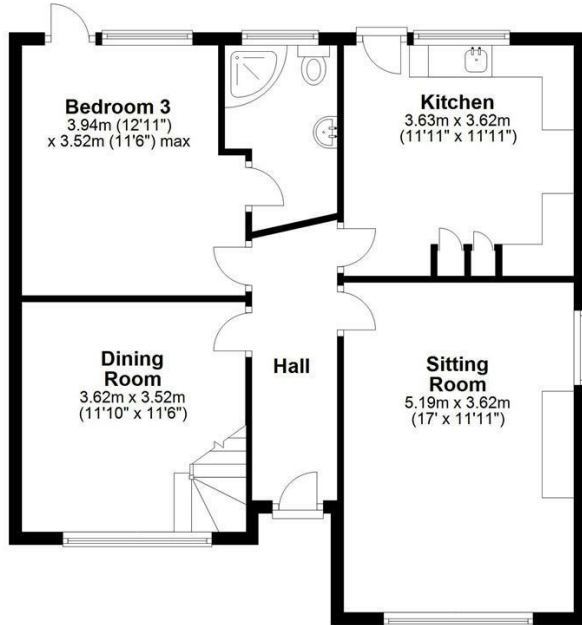
The Ground floor bedroom/ensuite has an external door, the current owners have used this for B&B purposes. Conversion of the loft space was undertaken post 2013 by the current owners.



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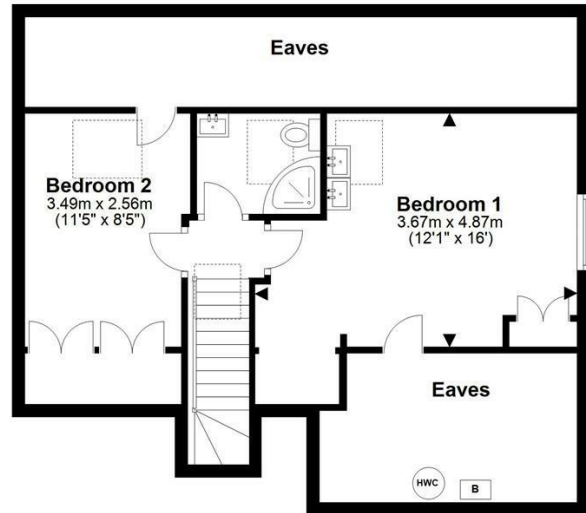
## Ground Floor

Approx. 70.3 sq. metres (756.3 sq. feet)



## First Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Total area: approx. 130.3 sq. metres (1402.4 sq. feet)  
**6 Farmanby Close, Thornton Le Dale**

### VIEWING

Strictly By Appointment with the agents

### COUNCIL TAX BAND

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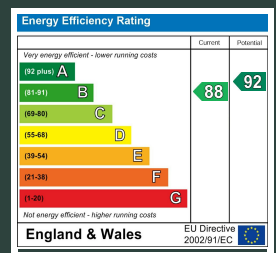
### ENERGY PERFORMANCE RATING

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**BC**  
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