

# ROUNTHWAITE & WOODHEAD

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



## 28 FARMANBY CLOSE, THORNTON-LE-DALE, YO18 7TD

**A well presented, light and airy detached chalet bungalow occupying a south facing corner plot along a quiet, well established street**

**Entrance Hall**

**Sitting Room**

**Dining Room**

**Kitchen**

**Study**

**Conservatory**

**Shower Room**

**Two First Floor Bedrooms**

**Bathroom**

**Gas Central Heating**

**uPVC Double Glazing**

**Two Driveways**

**Garage/Utility**

**Front & Rear Gardens**

**EPC Rating D**

**PRICE GUIDE: £350,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

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 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. Farmanby Close is a 'loop' street lined with detached and semi bungalows built in the 1970s. No 28 is a detached bungalow with gardens to its front and rear as well as an attached garage and driveways at either end of its plot. Inside the bungalow is well presented offering an entrance hall that links a sitting room to the front of the property, a separate dining room and a fitted kitchen. There is a ground shower room as well as a study that adjoins a conservatory that over looks the rear garden. Upstairs there are two double bedrooms served by a bathroom.

The attached garage has been divided to offer a smaller garage space and an additional utility space with plumbing points available. The substantial front and back gardens are well stocked with a variety of shrubs, heritage apple trees, a well established wildlife pond and a greenhouse. The view from the south of the property extends to the Yorkshire Wolds and is particularly impressive from the master bedroom.

## General Information

**Services:** Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired Central Heating. uPVC double glazing.

**Council Tax:** We are informed by North Yorkshire Council that this property falls in band D

**Tenure:** We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

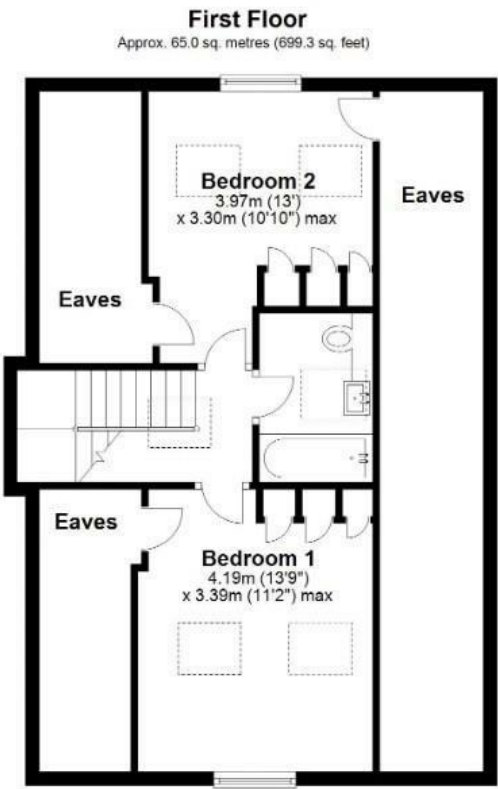
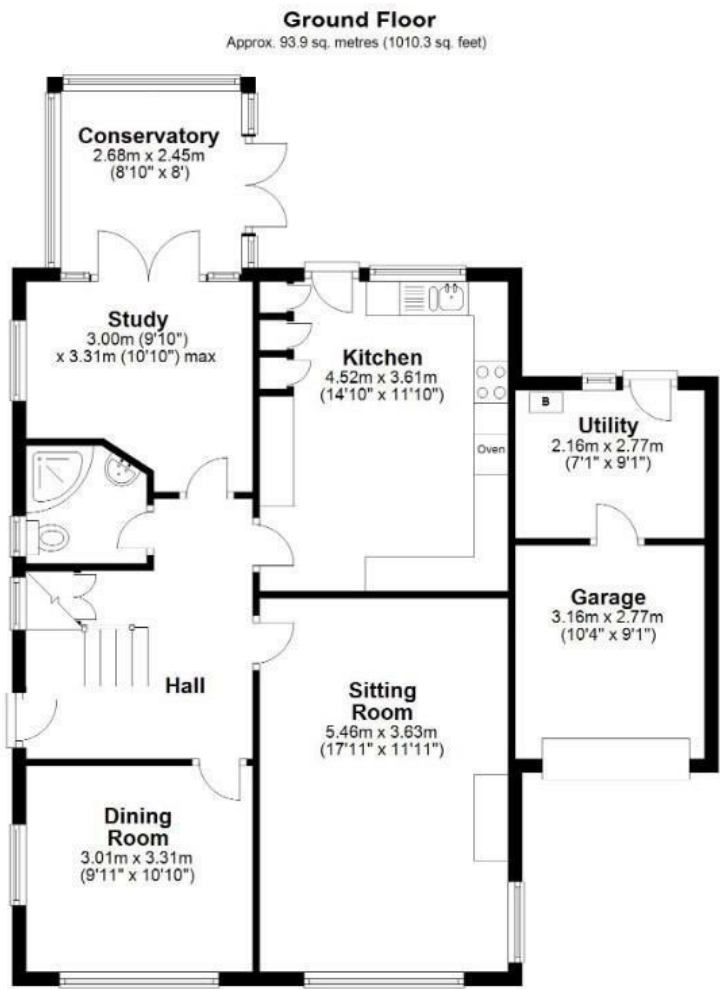
**Viewing Arrangements:** Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, Market Place, Pickering. Telephone: 01751 472800

**Directions:** Travelling along the A170 from a Westerly (Pickering) direction, come down the hill into the village taking the first available right turn signposted Roxby Road. Past the play ground take the second right turn on to Farmanby Close (NOTE - the third turn is also signposted Farmanby Close). Follow this road to the very end with Number 28 being on the right hand side, on the corner.

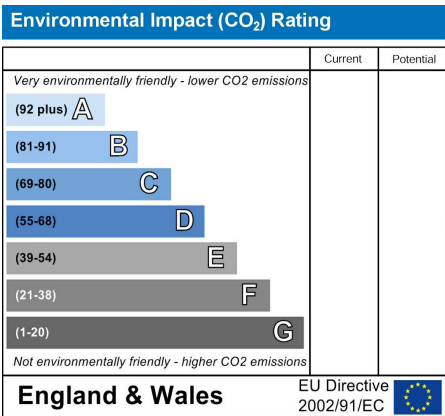
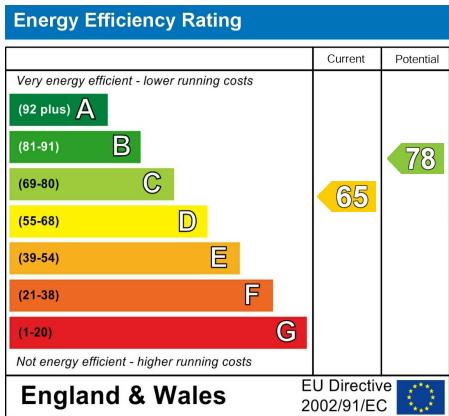
**Postcode:** YO18 7TD



# Accommodation



Total area: approx. 158.8 sq. metres (1709.5 sq. feet)  
**28 Farmanby Close, Thornton-le-Dale**





**Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.**

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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