

# ROUNTHWAITE & WOODHEAD

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



## HAZEL COTTAGE, WESTGATE, THORNTON-LE-DALE, YO18 7SG

**A delightful cottage located along a highly regarded lane in the village that has been recently extended to overlook its surprisingly large garden**

**Sitting Room**

**Three Bedrooms**

**Drive Parking**

**Kitchen**

**Family Bathroom**

**Rear Garden**

**Dining Area**

**Gas Central Heating**

**Timber Framed Sheds**

**Cloakroom**

**Part Double Glazing**

**EPC Rating D**

**PRICE GUIDE: £340,000**

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

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

## Description

Westgate is a highly regarded street lined by a variety of large and small property types that runs in a Westerly direction along the Southern edge of the village. Hazel Cottage is a pretty, semi detached, stone cottage with a block set drive to its front and a surprisingly long private garden to its rear.

Over recent years the latest owner has extended the property at the back to offer a lovely open plan dining kitchen that overlooks the garden and with bi-fold doors that open into it. Hazel Cottage has a modern fitted kitchen with integrated goods, a down stairs cloakroom and then a sitting room to the front of the cottage with a log burning stove. Upstairs there are three bedrooms served by a house bathroom.

Outside the garden has seating areas linked by a footpath that extends through a lawn to a cottage garden at its end with a green house and timber framed shed.

## 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 3 miles to the west and Scarborough, Whitby and York are all within a 45 minute 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, newsagent, general store, doctors surgery, chemist and grocery store. It also has a vibrant village community, pubs, cafes and restaurants.

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

**Council Tax:** We are informed by Ryedale District Council that this property falls in band C.

**Tenure:** We are advised by the Vendors 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 & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

**Directions:** Travelling in an Easterly direction along the A170 (from Pickering to Scarborough) the centre of Thornton le Dale is clearly noted by the shops that surround the grassed island lined with trees. Following the beck, along the street signposted Maltongate until nearly out of the village, taking the right turn sign posted Westgate. Travel up the slope and then down again with Hazel Cottage being on the right hand side identified by a Rounthwaite & Woodhead 'For Sale' board.



## Accommodation

### Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



### First Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



Total area: approx. 103.4 sq. metres (1112.8 sq. feet)

**Hazel Cottage, Thornton Le Dale**

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

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



**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  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

**ROUNTHWAITE & WOODHEAD**