

ROUNTHWAITE & WOODHEAD

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



21 CASTLEGARTH, THORNTON-LE-DALE, PICKERING, YO18 7SZ

**A semi detached property that may benefit from some modernisation
with good sized gardens on an established cul-de-sac close to the village centre**

Entrance Hall

Side Entrance/Utility

Gas Central Heating

Living Room

Cloakroom

uPVC Double Glazing

Sitting Room

Three Bedrooms

Front & Rear Garden

Kitchen with Pantry

Shower Room

EPC Rating D

PRICE GUIDE: £215,000

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

Description

Castlegarth lies on the western side of Thornton-le-Dale and is a cul-de-sac with wide grass verges made up of semi detached houses. It is just a short 5 minute walk from good local amenities available within the village including family baker, newsagents, grocery store, doctors surgery, post office and chemist. Pickering is some three miles to the West where all the usual market town facilities are available and Thornton-le-Dale is on a good bus route to other market towns in the area and to Scarborough on the east coast.

No.21 is a semi detached house with sizeable gardens to its front and rear. The house might benefit from some updating yet still offers a front entrance hall with two reception rooms overlooking the rear garden along and a kitchen with an adjoining pantry to the front. A second front door opens into a good sized, ground floor utility area/boot room with a WC, plumbing for a washing machine and a separate cupboard housing the gas central heating boiler. Upstairs there are three bedrooms and a family shower room.

General Information

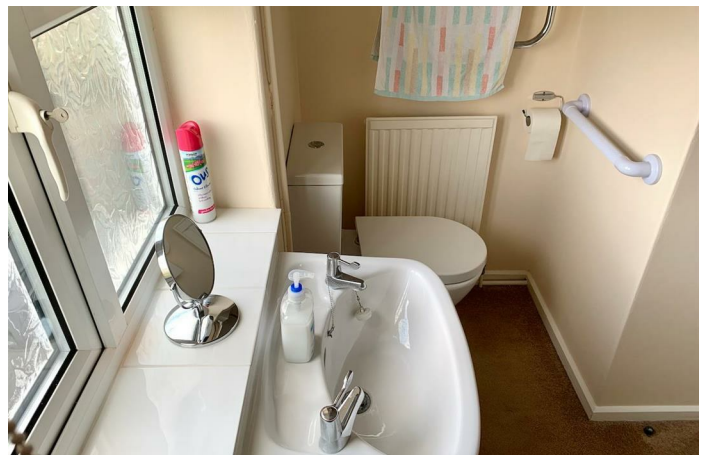
Services: Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired Central Heating. uPVC double glazing.

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

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

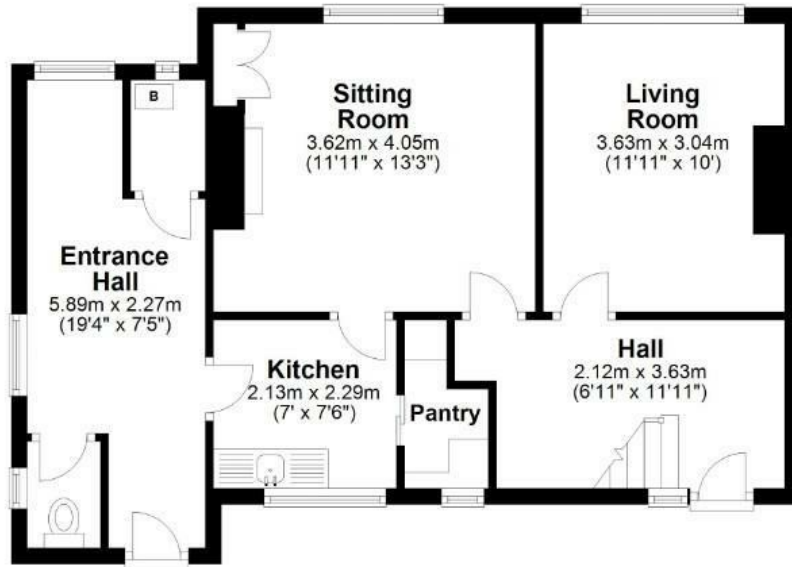
Directions: Travelling along the A170 from a Westerly (Pickering) direction, come down the hill into the village taking the first available right turn signposted Roxby Road. Past the play ground take the next right turn on to Castle Road. Follow this road up the slope, taking the next available left into Castlegarth with no.21 being on your left hand side.



Accommodation

Ground Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 98.1 sq. metres (1055.9 sq. feet)

21 Castlegarth, Thornton-le-Dale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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