

ROUNTHWAITE & WOODHEAD

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



25 AUNUMS CLOSE, THORNTON-LE-DALE, NORTH YORKSHIRE, YO18 7TP

A beautifully presented bungalow well positioned on this most sought after close

Entrance Hall
Living Room
Large Conservatory
Kitchen
Breakfast Room

Three Bedrooms
Bathroom
Cloakroom
Gas Central Heating
uPVC Double Glazing

Attached Garage
Gardens front and rear
Timber Summer House
Quiet cul-de-sac
EPC Rating D

PRICE GUIDE £395,000

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

Aunums Close lies on the south western fringe of Thornton-le-Dale and is a small development of detached bungalows varying in styles and design. It is just a short 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 25 Aunums Close occupies a pleasant position, with a Southerly aspect, near the top of this popular, established development. The bungalow has an attached garage with ample drive parking and a tidy lawned front garden. The rear has a garden mostly to lawn with a timber framed summer house.

Inside, from the entrance hall there is a good sized living room with a log burning stove and a bay window looking across the close. There are two double bedrooms and a third single/study that offers access to a sizeable conservatory that overlooks the rear. The bungalow has a house bathroom, additional separate wc and a fitted kitchen that adjoins a uPVC breakfast room.

General Information

Services: Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. A fully pressurised gas fired central heating system with a recently fitted boiler. uPVC double glazing.

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

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

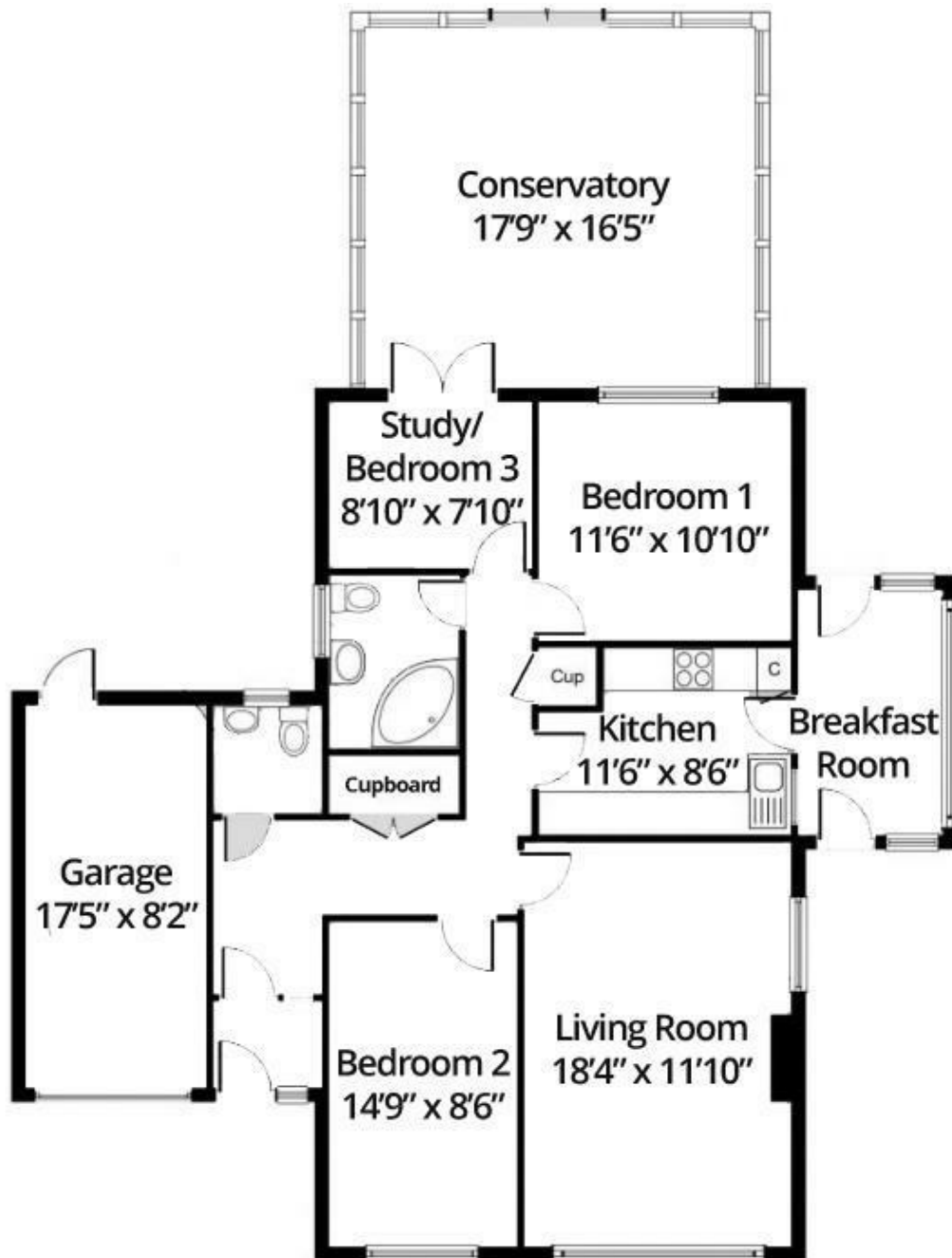
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, Market Place, Pickering. Telephone: 01751 472800

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, bearing left and continue a few hundred yards until reaching the Aunums Close. Number 25 is on the left hand side towards the top of the cul-de-sac, indicated by a Rounthwaite & Woodhead 'For Sale' board.


Postcode: YO18 7TP



Accommodation



25 Aunums Close, Thornton le Dale, YO18 7TP
Total area: approx. 1,421sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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

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