

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



BRAMLEY LODGE HIGH STREET, THORNTON LE CLAY, YORK, YO60 7TE

An Impressive Contemporary and Versatile 4/5 Bedroom Village House

Entrance Hall

Sitting Room

Dining Room

Kitchen

Utility Room

Playroom/Bedroom 5

Ground Floor Bedroom

3 Further Bedrooms

2 Bathrooms

Oil Fired Central Heating

Solar Panels

Double Glazing

Garage

Rear Garden

Store

PRICE GUIDE £599,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Bramley Lodge stands on the High Street in the popular and desirable village of Thornton le Clay. Constructed of brick and tile, the property offers spacious and versatile accommodation with one ground floor bedroom and the option of a second ground floor bedroom, currently used as a playroom. The accommodation is well equipped with modern fittings to the kitchen and bathrooms and the interior decoration has been carried out professionally and with great taste by 'Interiors at Nine to Eleven' Designers and Decorators based in Malton. The kitchen has an oil fired Rayburn, providing heating, hot water and cooking. The living accommodation flows well with the sitting room linking the dining room and kitchen and the dining room opening to the rear garden to the south. There are three bedrooms to the first floor and ample storage to eaves, both front and rear. The solar panels to the southern roof slope generate a useful annual income and a discounted domestic tariff.

Thornton le Clay lies in open countryside almost mid-way between York and Malton. The village has a Primary School and is accessible for the A64 (about two miles) giving good access to the east coast, York and the motorway network. York station is approximately twelve miles away where London can be reached in under two hours. Thornton le Clay is set within lovely countryside on the southern edge of the Howardian Hills (an Area of Outstanding Natural Beauty) and is close to Castle Howard.

General Information

Services: Mains water, electricity and connection to mains drainage. Oil fired central heating.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: We are informed that the property lies in band F.

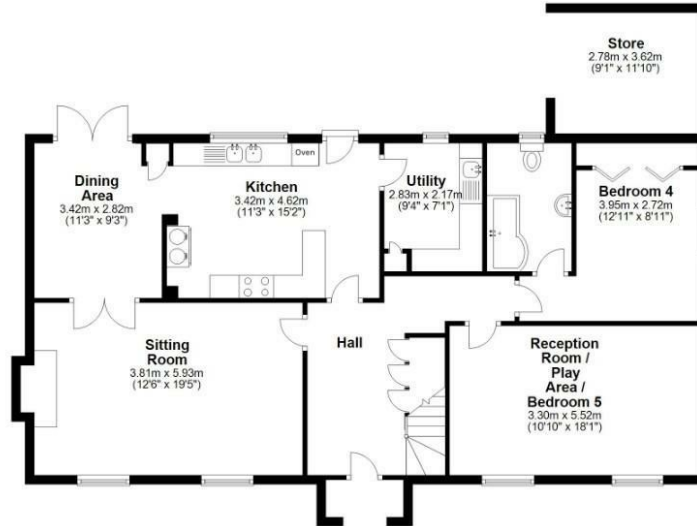
EPC Link: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9539-7223-2000-0731-8292>



Accommodation

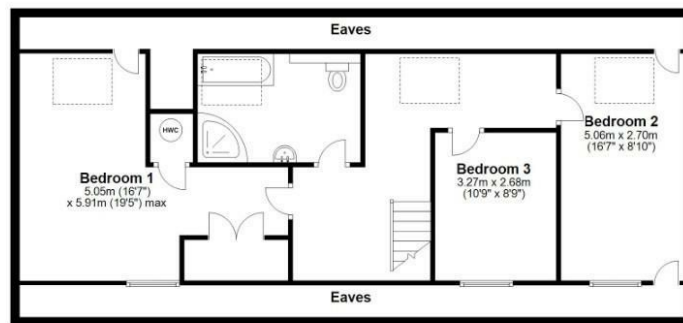
Ground Floor

Approx. 118.5 sq. metres (1275.2 sq. feet)



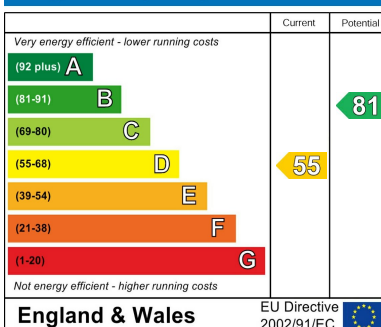
First Floor

Approx. 97.2 sq. metres (1046.0 sq. feet)

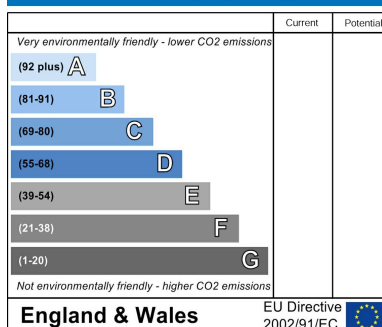


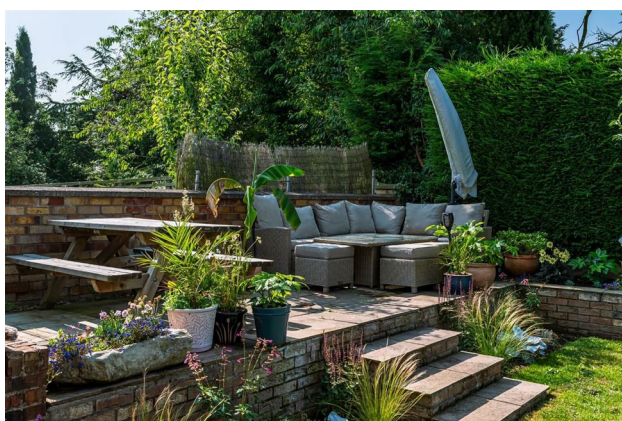
Total area: approx. 215.6 sq. metres (2321.1 sq. feet)
Bramley Lodge, Thornton Le Clay

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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