

### 3, Jessamine Villas, Thornton-Le-Dale, YO18 7TH Guide price £325,000

Nestled on a sought-after residential street, this beautifully presented bay-fronted traditional three-bedroom terraced home blends timeless character with modern comfort.

Step into the welcoming living room, where a cast iron feature fireplace with open fire and stripped wooden floors create a warm and inviting atmosphere. Period charm abounds, with original internal doors and classic detailing throughout.

To the rear, a spacious dining kitchen is ideal for entertaining or family life. Featuring tongue and groove wall panelling, a cottage-style door, and an impressive array of appliances including a built-in double oven, gas hob, and integrated dishwasher, it combines rustic charm with everyday practicality. The dining area is further enhanced by a cast iron fireplace with timber mantle, perfect for cosy evenings in.

Upstairs, two of the three well-proportioned bedrooms benefit from cast iron fireplaces, while stripped oak floors continue the period styling. The family bathroom is fitted with a built-in vanity unit and an over-bath shower with screen.

Outside, the property boasts a lawned front garden bordered by wrought iron railings and a pathway leading to the entrance. The enclosed rear garden offers a patio area, ideal for relaxing or alfresco dining.

A rare opportunity to own a home filled with character and charm, early viewing is highly recommended.



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>81</b></p> <p><b>58</b></p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

#### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

#### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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**LOCATION**

Set in the historic market town of Pickering, this property enjoys a fantastic location on the edge of the North York Moors National Park. Known as the gateway to the Moors, Pickering offers a charming mix of independent shops, cafés, traditional pubs, and cultural attractions, including the famous North Yorkshire Moors Railway. With excellent local schools, scenic countryside walks, and easy access to York, Scarborough, and the coast, Pickering is a perfect blend of rural tranquillity and modern convenience.

**HALLWAY**

**SITTING ROOM**

13'1" x 11'4" (4.01 x 3.47)

**DINING ROOM**

12'11" x 12'1" (3.95 x 3.7)

**KITCHEN/DINING**

14'7" x 10'4" (4.45 x 3.15)

**BEDROOM ONE**

13'1" x 15'1" (4.01 x 4.61)

**BEDROOM TWO**

13'0" x 8'11" (3.98 x 2.74)

**BEDROOM THREE**

7'11" x 10'3" (2.43 x 3.13)

**BATHROOM**

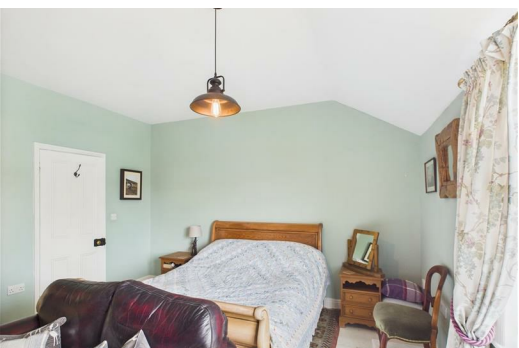
**LANDING**

**STORE**

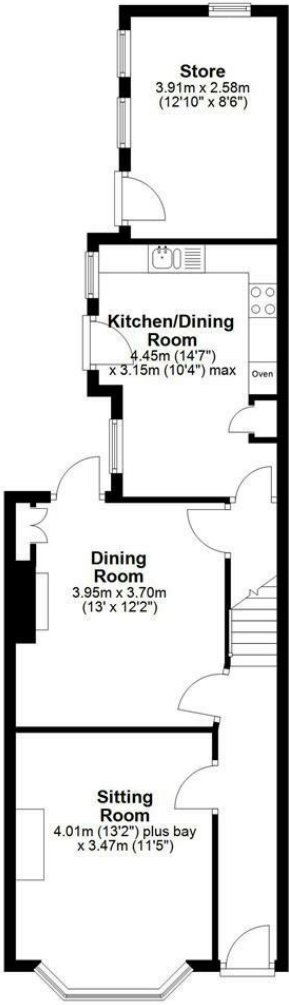
12'9" x 8'4" (3.91 x 2.55)

**EPC RATING D**

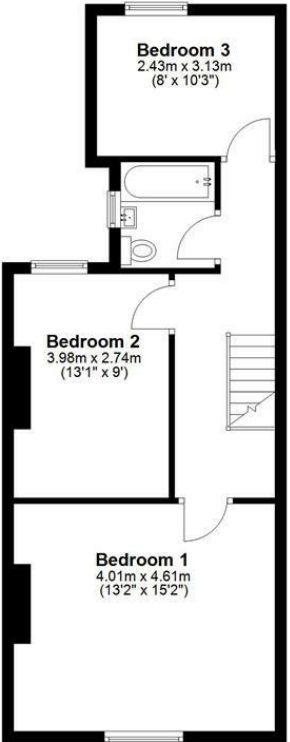
**COUNCIL TAX BAND C**



**Ground Floor**  
Approx. 61.4 sq. metres (660.6 sq. feet)



**First Floor**  
Approx. 50.6 sq. metres (544.8 sq. feet)



Total area: approx. 112.0 sq. metres (1205.6 sq. feet)  
**3 Jessamine Villas, Thornton Le Dale**