

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	68	
(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		71
(81-91) B		
(69-80) C	70	
(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

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



Meadow View, Church Lane, Thornton-Le-Dale, North Yorkshire, YO18 7QL

Offers in excess of £495,000

Meadow View is a well presented four bedroom detached family home built in 1983, with beautiful views of the countryside to the rear, tucked away in the sought after village of Thornton-Le-Dale.

The property briefly compromises; entrance porch and hallway, recently installed shower room, sitting room, conservatory and kitchen with utility and side access. To the first floor are three double bedrooms, a further good sized single bedroom and modern house bathroom.

Externally, the property has a wide driveway to the front, providing parking for multiple vehicles and a garage. To the rear of the property is a raised lawned garden with beautiful open views, large patio area and raised beds. Summerhouse, playhouse and shed are included within the sale.

The property lies in one of Yorkshire's best loved villages Thornton-le-dale, which is perfectly positioned for the North Yorkshire Moors and the fantastic range of walks and scenery they hold and is also within 15 miles of the coast. The village has an excellent range of amenities to include; shops, supermarket, doctors surgery, primary school, cafe's, and public houses.

EPC Rating D



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE PORCH

Door to front, windows to front and side, wooden flooring, wall light.

ENTRANCE HALLWAY

Internal door to front, wooden flooring, two radiators, telephone point, power points, stairs to first floor landing.

SITTING ROOM

23'11" x 12'2" (7.30m x 3.72m)

Window to front aspect, opaque window to side, coving, gas fire with feature surround, TV point, radiator, power points, sliding doors into the conservatory.

CONSERVATORY

8'2" x 11'5" (2.50m x 3.50m)

Sliding doors to side aspect, exposed brick, three opening windows, radiator, power points.

KITCHEN

9'9" x 10'1" (2.98m x 3.09m)

Window to rear aspect, tiled style flooring, a range of wall and base units with roll top work surfaces, tiled splashback, sink and drainer unit, space for fridge/freezer, space for dishwasher, electric integrated oven, hob and extractor fan, breakfast bar, radiator, power points.

UTILITY ROOM

9'10" x 5'10" (3.02m x 1.78m)

Window to rear aspect, tiled style flooring, wall and base units, tiled splashback, sink and drainer unit, power points, boiler, door to side.

DOWNSTAIRS SHOWER ROOM

Opaque window to side aspect, tiled flooring, fully tiled walls, recently installed integral low flush WC and wash hand basin with vanity unit, along with an enclosed shower, heated towel rail.

FIRST FLOOR LANDING

Window to side aspect, coving, loft access (boarded, lighting and ladder), radiator, power points, airing cupboard with water tank.

MASTER BEDROOM

11'9" x 14'6" (3.60m x 4.42m)

Window to rear aspect, fitted wardrobes, telephone point, radiator, power points.

BEDROOM TWO

11'9" x 12'5" (3.59m x 3.79m)

Window to front aspect, fitted wardrobes, radiator, internet connection, power points.

BEDROOM THREE

9'11" x 14'2" (3.04m x 4.33m)

Window to rear aspect, textured ceilings, fitted wardrobes, TV point, radiator, power points.

BEDROOM FOUR

7'0" x 8'2" (2.15m x 2.51m)

Window to front aspect, textured ceilings, radiator, power points.

HOUSE BATHROOM

Opaque window to front aspect, textured ceiling, part tiled walls, tile style flooring, low flush WC, wash hand basin with vanity unit, panel enclosed bath within an original arched wall with mixer taps and power shower, wall hung mirrored unit, heated towel rail.

GARDEN

A well maintained and low maintenance garden to the rear, mainly laid to lawn with shrub borders and beautiful countryside views. There are steps up to a patio seating area, summerhouse, playhouse and shed, outside tap, outdoor lighting. Accessed from both sides.

TENURE

Freehold.

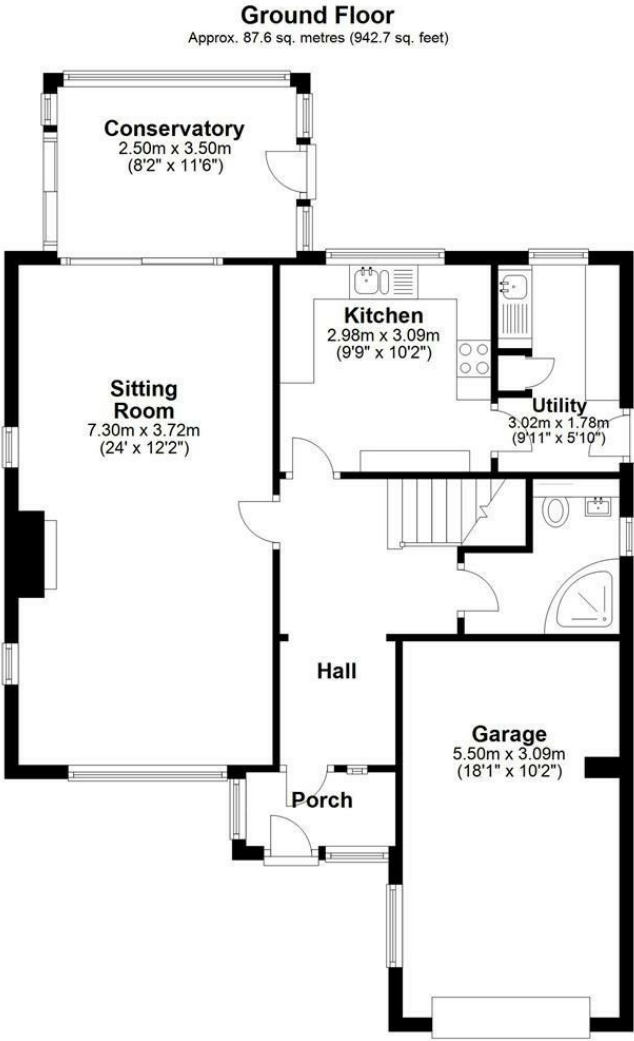
SERVICES

Mains gas, water and drainage.

COUNCIL TAX BAND E

ADDITIONAL INFORMATION

The owners purchased the property in 1993. The field behind the property belongs to a local resident.



Total area: approx. 151.7 sq. metres (1633.2 sq. feet)

Meadow View, Thornton Le Dale

