



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(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 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	
EU Directive 2002/91/EC	
England & Wales	

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

Lime Kiln Cottage, Church Lane, Thornton-Le-Dale, YO18 7QL £1,700 Per month

Lime Kiln Cottage is a detached, brick built house thought to have been originally constructed in the early 1900's. It occupies an elevated position on the corner of Church and Outgang Lanes., nestled in the picturesque village, perfectly located for ease of access to many beauty spots including the coast, Dalby Forest and Malton, with Pickering a stone's throw away. Excellent A64 links lead directly to York, Leeds and the motorway network. By rail from Malton you can easily travel further afield to other major cities too

The property is accessed via Church Lane in the form of steps up to the front door, however vehicular access is off Outgang lane which runs along side the rear garden and offers a private drive with parking and an additional single garage. From here a footpath runs down the garden to the house

The property offers good sized accommodation over two floors. It has two main reception rooms to the front of the house linked by an inner hall to access a ground floor shower room and an open plan kitchen/diner. On the first floor there is a main house bathroom and four double bedrooms with the master boasting a vaulted ceiling and a church-effect window looking up the garden. The gardens are predominantly lawned and there is a paved patio at the back of the house

The landlord will provide details of the existing gardener, for the tenant to engage to continue the upkeep of the gardens

THE PHOTOGRAPHS ARE NOT CURRENT & FOR ILLUSTRATION PURPOSES ONLY

Please email our lettings team lettings@willowgreenestateagents.co.uk. We will then email you a pre-application form which will need to be completed prior to being offered a viewing



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



ENTRANCE HALLWAY

Stairs to first floor landing.

KITCHEN/DINING ROOM

Window to front and side aspect, double French doors out onto rear garden, range of fitted wall and base units with quartz worktops, stainless steel sink and drainer unit with mixer taps, integrated dishwasher, range oven, integrated fridge/freezer, space for cooker with extractor hood over, tiled splashback, power points, downlights, radiator.

SITTING ROOM

Window to front and side aspect, power points, TV point, radiator.

LIVING ROOM

Window to rear aspect with cast iron open fireplace with wooden surround, picture rails, TV point, power points, radiator.

SHOWER ROOM

Window to side aspect, fully tiled walk in shower cubicle, low flush W,C, hand wash basin with vanity unit, heated towel rail.

UTILITY ROOM

Door to rear aspect, wall and base units, plumbing for washing machine stainless steel sink and drainer unit, power points, radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

Window to rear aspect, power points, radiator.

BEDROOM TWO

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

BEDROOM THREE

Window to front aspect, power points, radiator.

BEDROOM FOUR

Window to side aspect, power points, radiator.

HOUSE BATHROOM

Window to side aspect, fully tiled panel enclosed bath with mixer taps, hand wash basin with vanity unit, low flush W,C , heated towel rail.

GARDENS

Private driveway with enclosed garden beyond. The pathway leads past the flower beds with steps down to the property with a patio with a seating area surrounded by shrubs and trees.

GARAGE

Power and lighting, up and over door.

SERVICES

Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

COUNCIL TAX BAND TBC

