



**21 The Rise**  
**Thornton-Le-Dale, YO18 7TG**  
**Guide price £325,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

## 21 The Rise, Thornton-Le-Dale, YO18 7TG

21 The Rise is a three-bedroom home set in the ever-popular village of Thornton-le-Dale, combining period character features with versatile living spaces and a private garden.

The property opens into a bright hallway with a stained glass half-glazed entrance door, oak internal doors, and timber flooring that sets the tone for the home. The spacious living room is a warm and inviting space, complete with a log burner, feature brick chimney breast, and a bay window flooding the room with natural light.

The ground floor also offers a front-facing third bedroom and a fully tiled bathroom with bath and shower over, glazed screen, heated towel rail, and modern vanity unit. To the rear, a conservatory extension, currently utilised as a laundry room, links to the kitchen. The kitchen itself is well appointed

### LOCATION

Nestled within the North York Moors National Park, Thornton-le-Dale is one of Yorkshire's most picturesque and desirable villages. Famous for its chocolate-box cottages, meandering beck and vibrant village green, it offers a perfect blend of countryside charm and modern convenience. The village benefits from a range of amenities including shops, cafés, pubs and a primary school, with easy access to Pickering, Malton and the A170 for connections to York, Scarborough and beyond. Surrounded by stunning countryside walks and cycle routes, it's an ideal location for families, commuters and those seeking a slower pace of life in a thriving rural community.

### HALLWAY

3'5" x 12'5" (1.06 x 3.8)

### KITCHEN

20'8" x 11'5" (6.3 x 3.5)

### LIVING ROOM

10'10" x 20'10" (3.31 x 6.36)

### BATHROOM

5'5" x 7'8" (1.67 x 2.35)

### BEDROOM 3

9'4" x 9'3" (2.85 x 2.84)

### BEDROOM 1

10'9" x 12'0" (3.3 x 3.68)

### BEDROOM 2

9'4" x 12'2" (2.86 x 3.73)

### LANDING

10'9" x 10'2" (3.28 x 3.1)

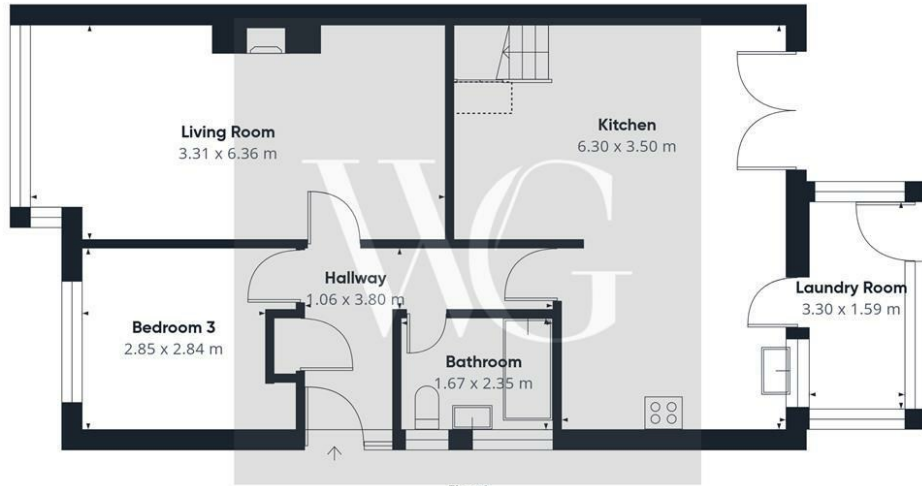
### SHOWER ROOM

9'3" x 8'10" (2.83 x 2.7)

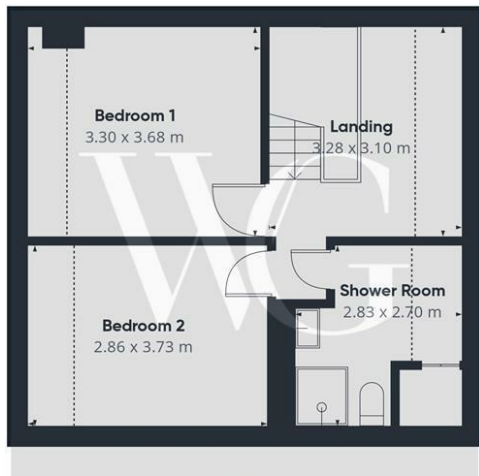
### COUNCIL TAX BAND C

### EPC RATING TBC





Floor 1



Floor 2

WG

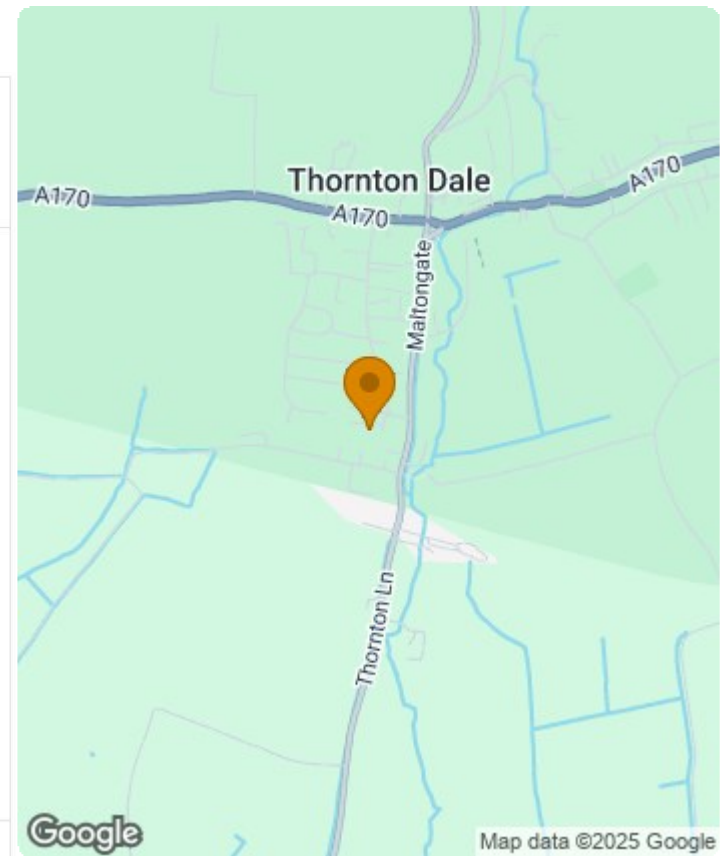
Approximate total area<sup>(1)</sup>  
110.4 m<sup>2</sup>  
Reduced headroom  
8.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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



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