

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(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		
(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		
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

WILLOWGREEN

ESTATE AGENTS



Sandwood, Westgate, Thornton-Le-Dale, Pickering, Yorkshire, YO18 7SG Guide price £450,000

Sandwood is a beautiful four bedroom detached cottage just listed in the well regarded village of Thornton-Le-Dale with parking to the rear and a small garden to the front.

The accommodation briefly comprises; an entrance hallway, spacious sitting room with a log burner, double French doors to the rear courtyard and a large open kitchen/diner. To the first floor are three good size bedrooms with an en-suite and a house bathroom. The second floor leads straight into a spacious loft style master bedroom. To the rear there is a courtyard garden and parking.

Offered with no onward chain!

Thornton le Dale is located in North Yorkshire, about 12 miles from Scarborough, with a postcard thatched cottage, idyllic gardens and a stream that runs alongside the street. This picturesque village offers easy access to the local market towns of Pickering and Malton and to the coast. Close to Dalby Forest National Park and the North Yorkshire Moors the village has a lot to offer with many local shops and amenities all on hand.

EPC rating D



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ENTRANCE HALLWAY

LIVING ROOM

22'11" x 11'1" (6.99 x 3.38)

Window to front and rear aspect, wooden flooring , log burner, TV point, power points, radiators.



KITCHEN/DINING ROOM

22'8" x 8'9" (6.93 x 2.67)

Window to front and rear aspect, wooden flooring, range of base and wall units, gas hob, extractor fan, plumbing for dishwasher.



UTILITY ROOM

8'9" x 6'2" (2.69 x 1.88)

Window to rear aspect, plumbing for washing machine and dryer, power points, radiator.



GUEST CLOAKROOM

Low flush WC, hand wash basin with built in storage.

FIRST FLOOR LANDING

BEDROOM TWO

10'11" x 9'8" (3.35 x 2.97)

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



EN-SUITE

Walk in shower, low flush WC, hand wash basin with pedestal, extractor fan.

BEDROOM THREE

10'11" x 9'8" (3.35 x 2.97)

Window to front aspect, power points, radiator.



BEDROOM FOUR

14'7" x 8'3" (4.45 x 2.54)

Window to rear aspect, power points, radiator.

HOUSE BATHROOM

Window to rear aspect, Panel enclosed bath with mixer taps, walk in shower, extractor fan, low flush WC, hand wash basin.



MASTER BEDROOM

26'10" x 12'7" (8.20 x 3.86)

Velux windows to side aspect, carpet fitted, power points, radiator, storage cupboards.



GARDEN

TENURE

Freehold

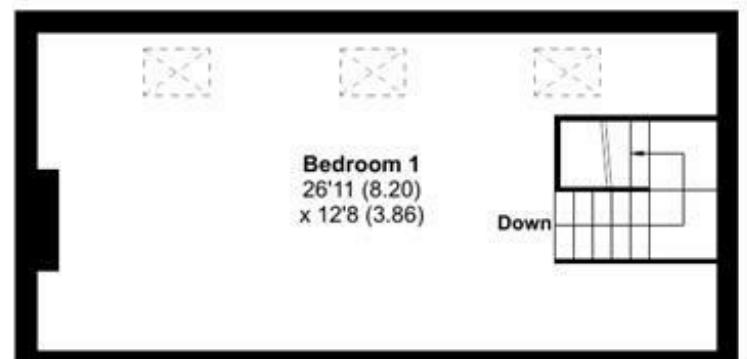
SERVICES

Mains gas and water drainage,

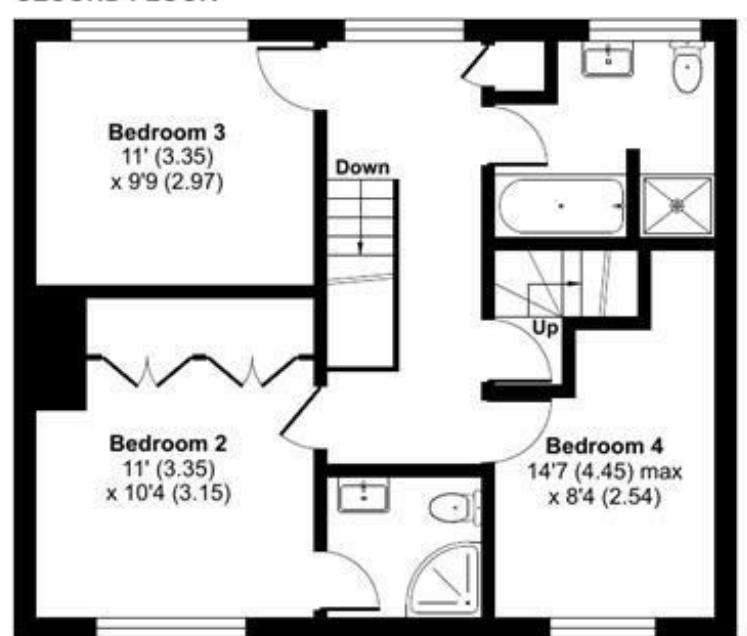
Sandwood, Westgate, Thornton-le-Dale, Pickering, YO18

Approximate Area = 1601 sq ft / 148.7 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Willowgreen Estate Agents. REF: 992404

