



**Orchard House 11 Thornton Heights**  
**Thornton-Le-Dale, Pickering, YO18 7QZ**  
**£1,900 Per month**

  
**WILLOWGREEN**  
ESTATE AGENTS

11 Thornton Heights is a beautiful home of the highest specification nestled on the edge of this 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.

This property is finished to an extremely high standard throughout and in brief comprises; entrance hallway, sitting room, study, guest cloakroom, utility room, open plan kitchen/living/dining area with bi-fold doors onto enclosed rear garden. To the first floor is a master bedroom with dressing room and ensuite, two further double bedrooms and family bathroom. Outside, there is an enclosed rear garden, garage and driveway parking.

THE PHOTOGRAPHS ARE NOT CURRENT & FOR ILLUSTRATION PURPOSES ONLY

Please email our lettings team [lettings@willowgreenestateagents.co.uk](mailto: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.

AVAILABLE FROM THE 22 AUGUST 2025 on an Assured Shorthold Tenancy for 6 or 12 months

- \* No smokers \* Strictly NO pets allowed
- \* EPC rating B \* Council Tax band F
- \* Let unfurnished \* Deposit £1900



**HALLWAY** 5'1" x 19'8" max (1.56 x 6.01 max)  
Front door; stairs to first floor landing; oak timber flooring; power points.

**LOUNGE** 12'7" x 16'9" max (3.85 x 5.13 max)  
Window; cast iron gas fire; oak timber flooring; power points; TV point.

**STUDY** 8'8" x 7'3" (2.66 x 2.21)  
Window, power points.

**DOWNSTAIRS CLOAKROOM** 6'10" x 3'6" (2.09 x 1.09)  
Window; high end Burlington two-piece suite including W.C. and basin; Victorian style floor tiles.

**UTILITY ROOM** 6'10" x 4'11" (2.10 x 1.50)  
Garage access door; range of fitted units and space for washing machine and tumble dryer.

**KITCHEN/RECEPTION ROOM** 25'3" x 19'11" max (7.71 x 6.09 max)  
Kitchen: window; range of base and wall units including large larder cupboard, pull-out storage and a breakfast bar with integrated wine cooler; Belfast sink with integrated macerator for food waste disposal; four integrated eye-level top end AEG ovens (two self cleaning; one steam oven and one microwave); five ring gas hob; high AEG extractor fan and hood; integrated AEG larder fridge; integrated AEG dishwasher; power points.

Reception room: two separate sets of bi-folding doors leading out onto the patio; skylight; power points.  
Natural slate flooring throughout.

**FIRST FLOOR LANDING** 15'8" x 5'11" (4.80 x 1.82)  
Window; loft access; airing cupboard; power points.

**MASTER BEDROOM** 14'3" x 17'4" max (4.35 x 5.30 max)  
Window; radiator; power points.

**WALK-IN DRESSING ROOM** 9'1" x 9'10" (2.79 x 3.00)  
Window; built-in wardrobes.

**EN-SUITE** 3'4" x 11'10" (1.04 x 3.63)  
Window; high end Burlington three-piece suite including

walk-in rain head shower, W.C. and basin; Victorian style floor tiles; combined radiator and towel rail.

**BEDROOM TWO** 9'4" x 13'8" (2.86 x 4.19)  
Window; radiator; built-in wardrobes; power points.

**BEDROOM THREE** 10'8" x 11'0" (3.26 x 3.37)  
Window; radiator; built-in wardrobe; power points.

**BATHROOM** 9'1" x 8'9" (2.79 x 2.67)  
Window; high end Burlington four-piece suite including walk-in rain head shower, free-standing cast iron bath, W.C. and basin; Victorian style floor tiles; combined radiator and towel rail; corner storage unit.

**GARAGE** 9'11" x 18'4" (3.03 x 5.60)  
Roller garage door; rear patio access door; utility room access door; rafter storage; power and lighting.

**DRIVEWAY**  
Off street parking for up to three cars.

**GARDENS**  
Paved courtyard garden to front.

Enclosed rear garden with artificial grass.

**COUNCIL TAX BAND F**







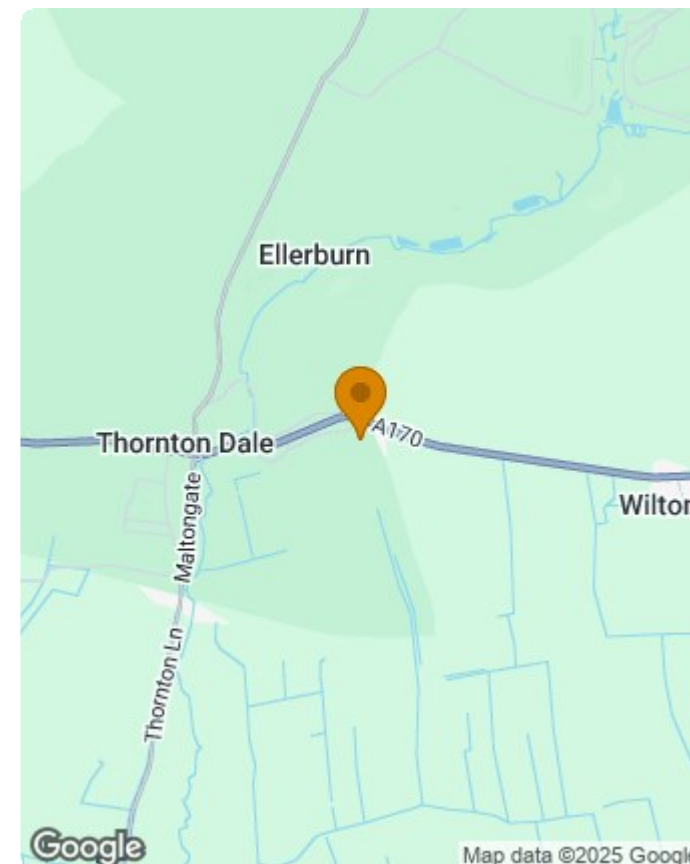
GROUND FLOOR  
APPROX. FLOOR  
AREA 1079 SQ.FT.  
(100.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 785 SQ.FT.  
(72.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1864 SQ.FT. (173.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	84	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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