

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C	69	
(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		
(81-91) B		73
(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



**30, Aunums Close, Pickering,
North Yorkshire, YO18 7TP**
Offers in excess of £399,950

30 Aunums Close has undergone a comprehensive scope of works by the current vendors to create a stylish contemporary home located in this sought after location in Thornton le Dale.

The property comprises; entrance hallway, sitting room, open kitchen/dining area, utility room, inner hall, master bedroom with en-suite, two further bedrooms and house bathroom. The property has an integral garage and fully landscaped gardens.

Thornton Le Dale is located in North Yorkshire, about 12 miles from Scarborough, awash with thatched cottages, 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 C



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



ENTRANCE HALL

Door to front aspect, wood effect flooring, radiator, power points.

STUDY/BEDROOM THREE

9'2" x 6'10" (2.80m x 2.09m)

Window to front aspect, radiator, power points.

SITTING ROOM

18'4" x 12'11" (5.60m x 3.95m)

Window to front aspect, feature electric fireplace, TV point, network point, radiator, power points.



KITCHEN

14'11" x 12'7" (4.55m x 3.84m)

Window to rear aspect, range of base and wall units roll top work surfaces and upstands, gas hob with glass splash back, extractor hood, electric double oven, space for fridge freezer, radiator, power points, wood effect flooring.



DINING AREA

11'7" x 10'5" (3.54m x 3.20m)

Sliding double doors to rear aspect, leading to the garden, Velux ceiling windows, TV point, network point, power points, radiator, wood effect flooring.

UTILITY

4'11" x 8'5" (1.50m x 2.59m)

Door and window to rear aspect, recently installed boiler, range of base, wall and tall units with roll top work surfaces and upstands, space for washing machine, space for tumble dryer, space for fridge, wood effect flooring, power points, door leading to cloakroom.



CLOAKROOM

Storage for shoes and coats, radiator.

MASTER BEDROOM

11'7" x 11'10" (3.54m x 3.62m)

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



EN-SUITE

Window to rear aspect, low flush WC and wash hand basin with vanity, wood effect flooring.

INNER HALL

Radiator, power points.

FAMILY BATHROOM

Window to side aspect, panel enclosed bath with mixer taps, overhead shower, wash hand basin with vanity, low level WC, panelled walls, radiator, storage cupboard, wood effect flooring.



BEDROOM TWO

12'1" x 9'11" (3.70m x 3.03m)

Window to side aspect, radiator, TV point, network point, power points.

GARDEN

Beautifully presented enclosed garden to the rear, low maintenance decking around property, large decked seating area, with a variety of patio, lawn and gravel.



GARAGE

13'4" x 8'9" (4.07m x 2.69m)

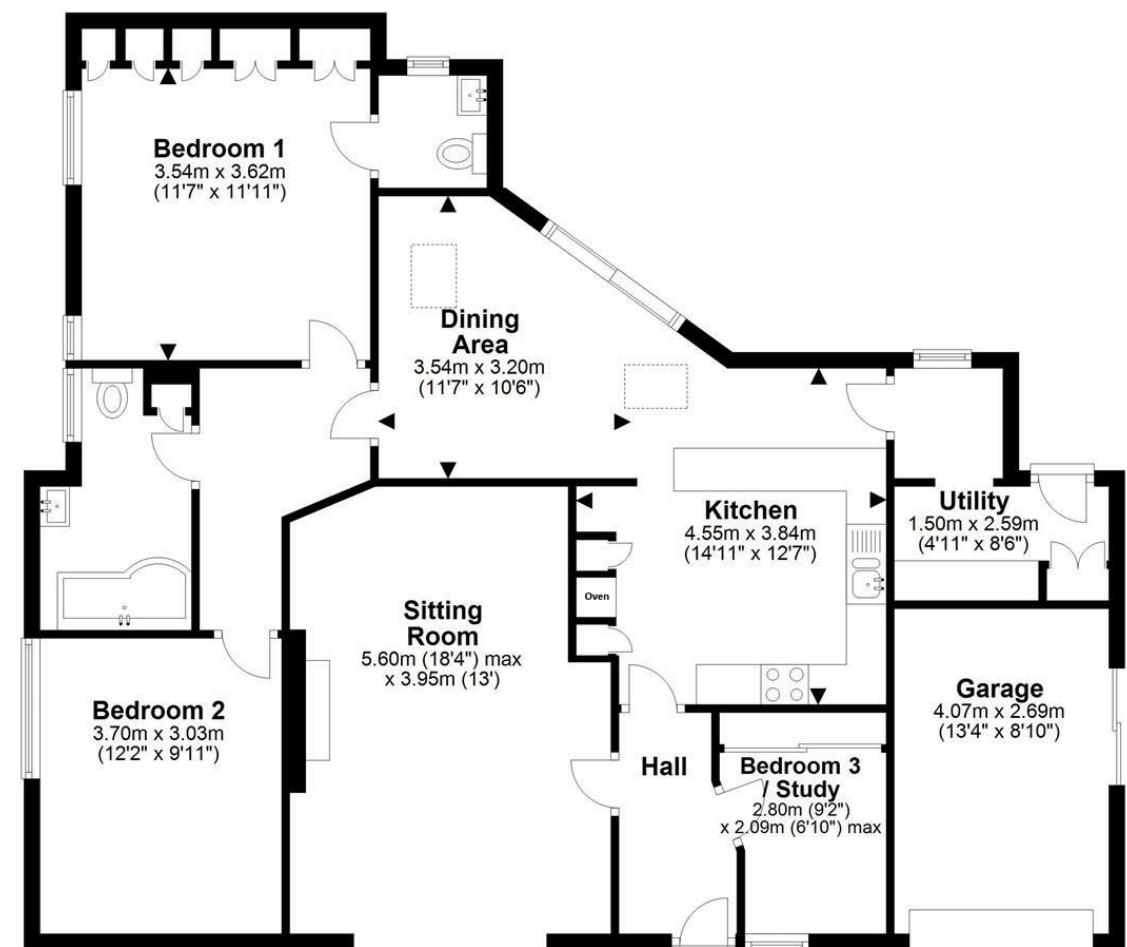
Power points, electric up and over door.

SERVICES

Mains electric, gas, water and drainage, recently fitted boiler. This property benefits from CAT 5 network cabling system.

COUNCIL TAX BAND E

Ground Floor
Approx. 116.6 sq. metres (1254.8 sq. feet)



Total area: approx. 116.6 sq. metres (1254.8 sq. feet)
30 Aunums Close, Thornton Le Dale