

Mark Stephenson's

ESTATE & LETTING AGENTS



32 Castlegarth, Thornton-Le-Dale, Pickering, YO18 7SY

£245,000

- Generous Plot
- Centrally located in this sought after village
- Sizeable living accommodation
- Good sized Bedrooms
- Garage allowing off-street parking
- Conservatory from the Living Room

32 Castlegarth, Thornton-Le-Dale YO18 7SY

A generous size mature semi in this well established part of the village only a short walk from the centre. Hallway, large lounge/diner, conservatory, well fitted breakfast kitchen, rear lobby and WC. Upstairs there are three bedrooms in all, two on the first floor plus the bathroom whilst into the attic a further bedroom has been created with en-suite bathroom. Gas fired central heating, double glazing, generous gardens and single garage accessed from the cul-de-sac at the rear.



Council Tax Band: B



Occupancy restriction

The occupant is required to comply, this could be the owner or it could be a tenant.

- To meet local housing need in the non-service villages the occupancy of new market housing will be subject to a local needs occupancy condition where this accords with Policy SP2, and will be limited to people who:
 - o Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years? and are now in need of new accommodation, which cannot be met from the existing housing stock, or
 - o Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the Parish after leaving military service; or
 - o Are taking up full-time permanent employment in an already established business which has? been located within the parish, or adjoining parish, for at least the previous three years; or
 - o Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.

General Information/Location

Thornton-le-dale is an exceptionally pretty and well-served village only approx 2 miles to the east of the market town of Pickering. Situated just within the southern boundary of the North York Moors National Park, there are limitless opportunities for walking, cycling and outdoor recreation on the doorstep. The village has a bakery, small supermarket, general store, Post Office and doctor's surgery, as well as primary school, church and numerous hostelrys.

Services

All mains services are connected.

Hallway

Front Entrance Door, Window to the Front Aspect, Radiator, Built-in Cupboard with Radiator.

Lounge/Diner

Open living room, Gas fire in traditional style surround, 2X Radiators, French Doors out and further French doors into;

Conservatory

uPVC Double glazed conservatory with Radiator and French Doors to the Garden.

Kitchen

Base & Wall units with Breakfast bar area, 3X Windows to the Front aspect, 2X Radiators, Small Window to the Side Elevation, Door into;

Side Lobby

Door leading to the Side of the property, Door into;

Downstairs WC

White 2 Piece Suite, Ideal gas Combi Boiler.

First Floor Landing

Window to the Front aspect, Built-in Cupboard.

Bedroom 1

Window to the Rear aspect with Radiator underneath, Built-in Cupboards.

Bedroom 2

Window to the Rear aspect with Radiator underneath, Built-in Cupboards.

Family Bathroom

White 3 Piece Suite with Over bath shower, Window to the Side aspect, Radiator.

Top Floor Bedroom

Large Velux Window to the Rear aspect, En-Suite with White 3 Piece Suite and regular sized Velux Window.

Outside

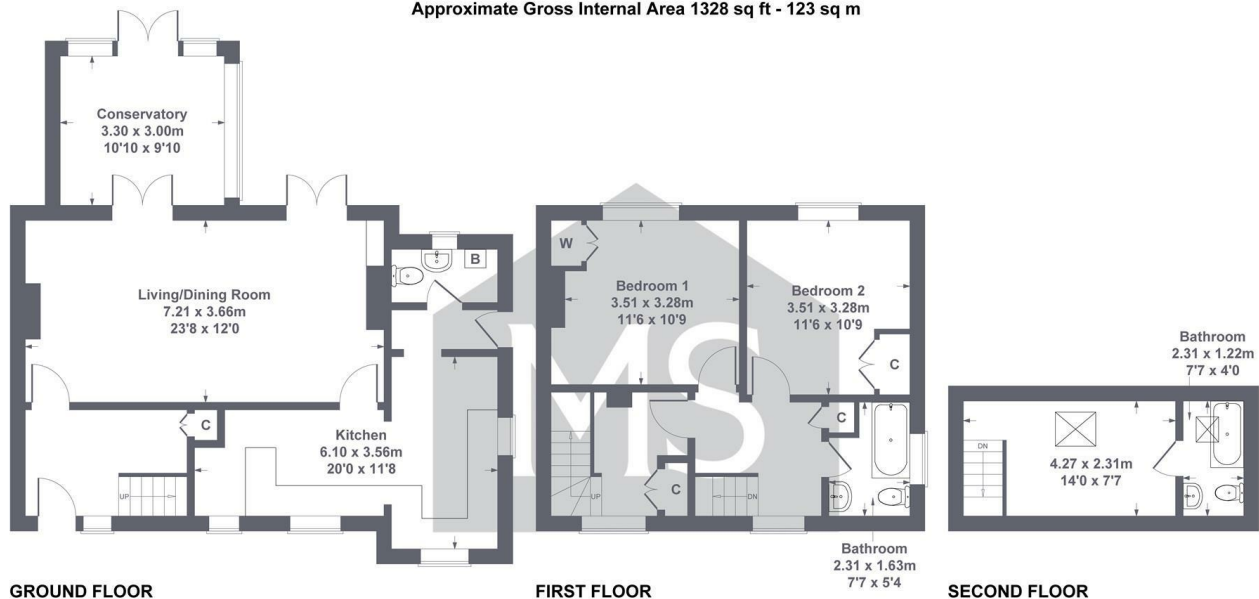
The rear garden is a generous sized plot, mostly grass with a Fagged + Patio area, there is also a garden shed. Sat above the garden there is access to;

Garage

18 X 8'

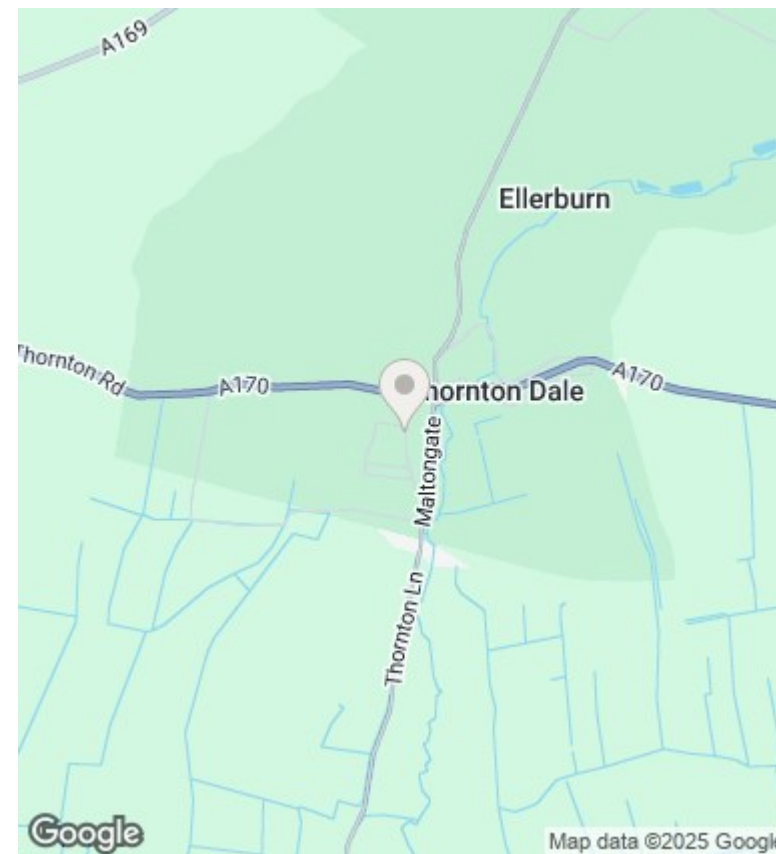
Concrete sectional style in a block of 8 in total accessed from the cul-de-sac to the rear of the property.

Approximate Gross Internal Area 1328 sq ft - 123 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

B

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