

Peter
illingworth
ESTATE AGENTS

Ivydene, Westgate, Thornton le Dale, YO18 7SG
Price Guide £650,000

www.peterillingworth.co.uk

A much cherished and sympathetically improved four bedroom detached, gas fired centrally heated family residence, situated in a desirable location in the much sought after North York Moors National Park village of Thornton le Dale and is set within the village Conservation Area. Standing in delightful cottage gardens - rear enclosed private garden with substantial brick set car standing area, garage with attached dog kennel and store with driveway giving access onto West View Terrace.

The property offers flexible accommodation with a bedroom downstairs which has also been used as a hobbies room.

Accommodation briefly comprises.

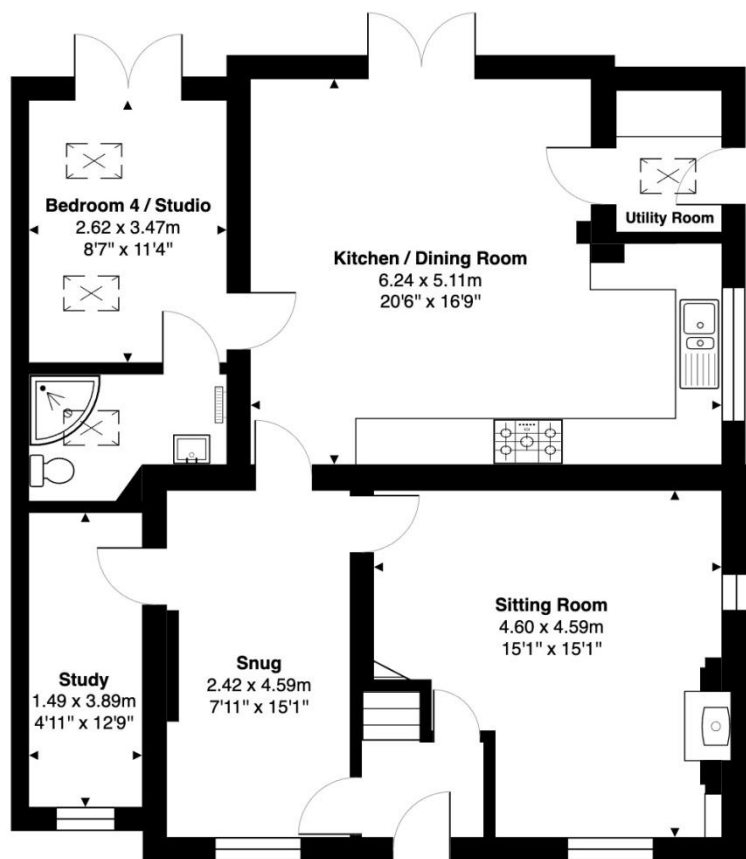
Ground floor: Front entrance porch, snug, sitting room, study, fabulous open plan kitchen/dining area with double doors leading to garden, utility room, bedroom 4 with en-suite wet room and also double doors opening to garden.

First Floor: Landing, principal bedroom with en-suite shower, two further bedrooms and house bathroom.

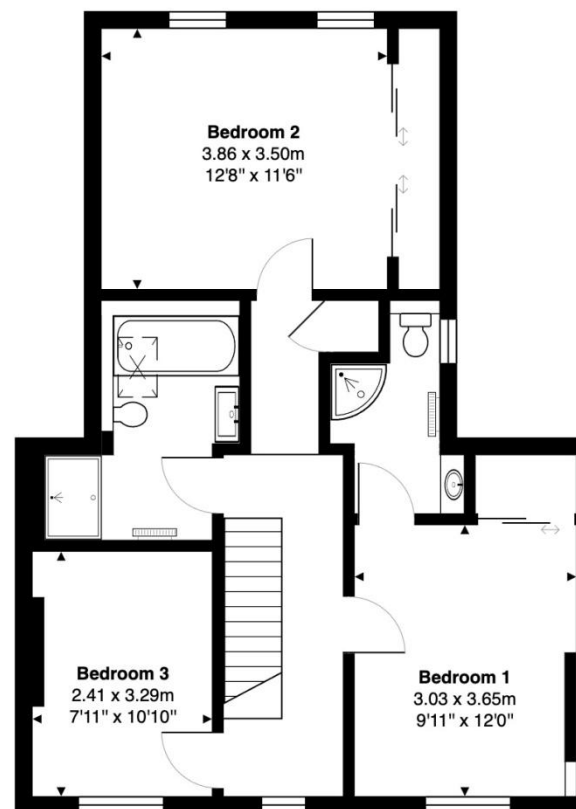
Thornton le Dale is one of the most prized villages in the whole of the North York Moors National Park. It is highly picturesque with one of the most photographed thatched cottages, a babbling beck, a triangular green and an old market cross. It is also close to Dalby Forest, which provides fantastic opportunities for walking, cycling, nature-watching and star-gazing. Village amenities include post office, pharmacy, doctors surgery, a range of shops and eateries.

The ancient city of York and the coastal resorts of Whitby and Scarborough are easily commutable.

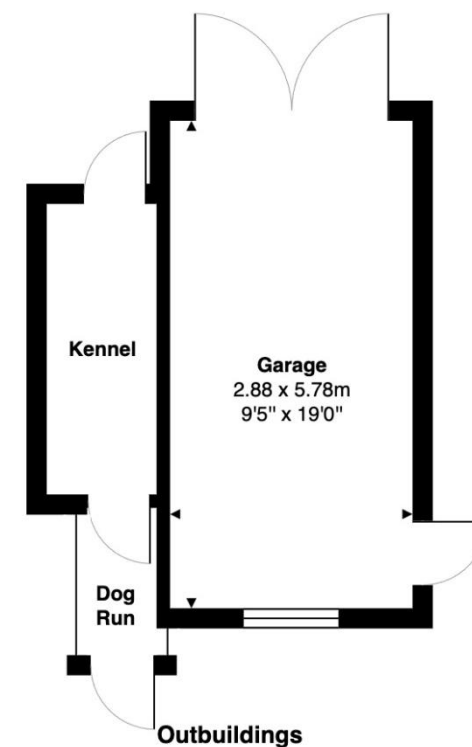




Ground Floor



First Floor



Outbuildings

For illustration purposes only not to scale





Tenure: We understand the property to be freehold.
Vacant possession will be given on completion.

Note: The small rockery area to the front south western boundary does not belong.

Services: Mains water, drainage, gas and electricity are laid on.

Property Tax: Band E

EPC Rating: Band C

Broadband: Basic 4 Mbps, Superfast 31Mbps

Satellite/Fibre TV Availability, BT and Sky

Mobile Coverage: EE, Vodafone, Three, O2

Photography: By Matt Hillier Photographer

Location: What3words ///feared.carved.rebounded

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Viewing: Strictly by appointment through the agents
Pickering Office, Champley's Mews, Market Place, Pickering,
YO18 7AE. Tel: 01751 475557



16 Market Place, Kirkbymoorside,
York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Malton Hub,
North Yorkshire, YO18 7AE
T. 01751 475557
E. maltonhub@peterillingworth.co.uk

www.peterillingworth.co.uk

Champley's Mews, Market Place,
Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. pickering@peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD
T. 08701 127 099
E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk



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