



**South Lawn, Church Lane,
Thornton le Dale, North Yorkshire, YO18 7QL
Price Guide £395,000**

www.peterillingworth.co.uk

A period two bedroom link detached, gas fired centrally heated Yorkshire Cottage with beamed ceilings, conservatory, integral garage with workshop space and delightful gardens.

The accommodation briefly comprises:

Ground floor: Entrance hall, sitting room, dining room (Rayburn obsolete) porch to rear garden, kitchen, study, large conservatory and garage with workshop area.

Second floor: Spacious landing, two double bedrooms, house bathroom with separate shower and mezzanine floor accessed from ground floor study.

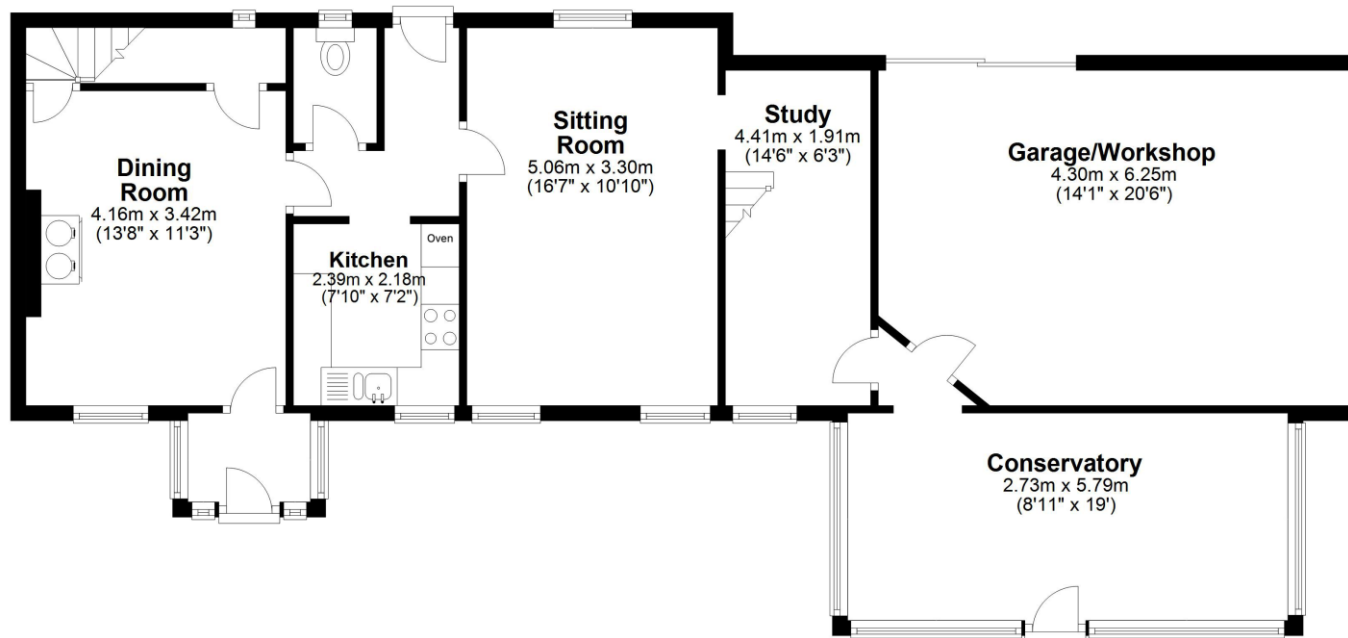
Located in a sought-after area, this property is ideal for those looking to enjoy the tranquility of the countryside while still being within easy reach of the East Coast and the historic city of York. Whether you enjoy exploring the great outdoors or prefer discovering local attractions, this cottage offers a real lifestyle choice for families and retirees alike.

The ancient market towns of Pickering, Kirkbymoorside, Helmsley and Malton are within easy striking distance by car. The Great Dalby Forest and the North York Moors National Park are on hand to be enjoyed.



Ground Floor

Approx. 100.5 sq. metres (1081.3 sq. feet)

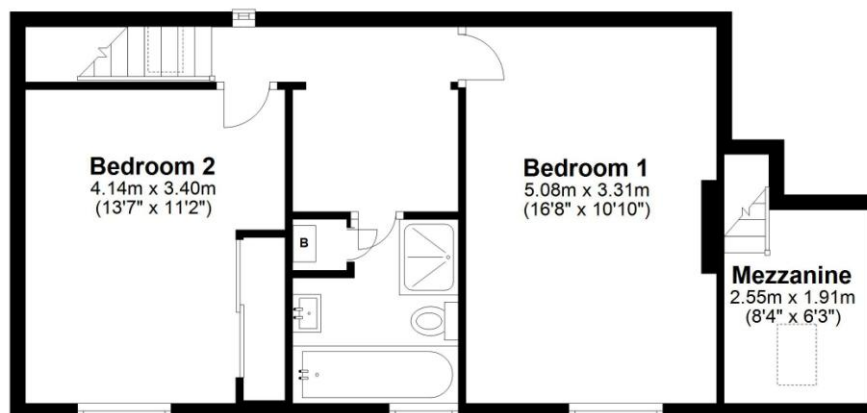


Total area: approx. 151.3 sq. metres (1628.3 sq. feet)

South Lawn, Thornton Le Dale

First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



For illustration purposes only not to scale





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

Services: Mains water, drainage, gas and electricity are laid on. Gas fired central heating.

Note: South Lawn has a benefit of a right of way over the property to the rear on to the High Street.

Energy performance certificate: Band D

Property tax: Band E

Mobile Coverage: EE, Vodafone, Three and O2

Broadband: Basic 5 Mbps, Superfast 67 Mps and Ultrafast 1800 Mbps

Satellite /Fiber Availability: BT, Sky, Virgin

Flood Risk: Very Low

What3words///stormy.softly.buggy

Viewing: Strictly by appointment through the agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York, YO62 6DA.
Tel: 01751 475557

Need advice on buying through another agent? Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.



16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557
E. maltonhub@peterillingworth.co.uk

www.peterillingworth.co.uk

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



Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves,

by inspection or otherwise, as to the correctness of each of them;

- iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.