



Thornholme, Thornton le Dale, YO18 7SF

- No Onward Chain • Detached family home • Two spacious reception rooms • Kitchen with adjacent utility room • Three double bedrooms • Family bathroom • Beautiful gardens • Detached garage • Off street parking • EPC = F

Guide Price £395,000

Welcome to Thornholme, a spacious three-bedroom detached house located in the sought-after and picturesque village of Thornton le Dale. This property has endless potential and the scope to become a stunning family home, whilst also presenting the opportunity to add significant value. An early viewing is highly advised in order to fully appreciate all that this property has to offer.

As you enter the property you find yourself in an open hallway, with space for storing coats and shoes to your right.

A generous living room follows. With the open fire to its centre and a fantastic bay window, this room is flooded with natural light offering the perfect place for the family to relax.

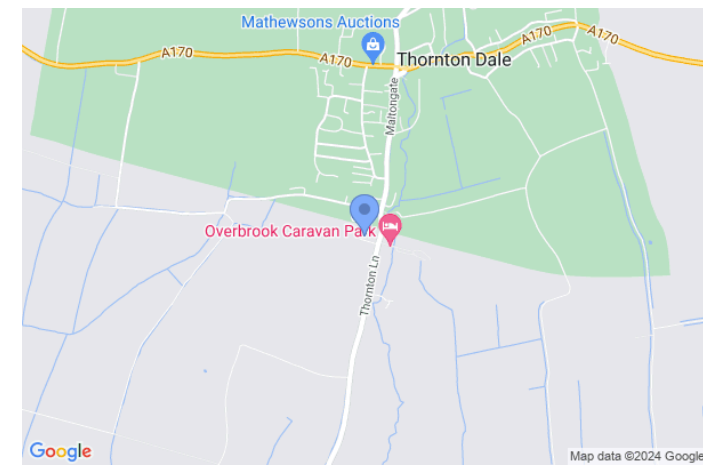
The kitchen follows and is complemented by an adjoining pantry. An L-shaped worktop, with a stainless steel sink and drainer, provides plenty of preparation space as well as ample storage above and below. Additionally, there is space for a dining table and chairs.

Adjacent to the kitchen, the dining room is ideally positioned for family meals and gatherings. It boasts a layout that can easily be opened up to create a seamless flow into the kitchen area.

A large utility room with adjacent w/c completes the ground floor.

Upstairs there are three double bedrooms, one of which benefitting from an en suite. Each bedroom provides ample space and natural light, whilst also offering stunning, uninterrupted views across the open fields. The family bathroom comprises a bath with over head shower, hand basin and storage cupboard. A separate w/c lies next door.

The house is set on a sizable plot with an immaculate, mature garden and patio seating area. This makes it the perfect place to entertain and enjoy during the warmer summer months. The property also includes a detached garage, providing secure parking and additional storage space. This area could also be converted into a workshop or hobby room, catering to your personal needs. Off street parking is also available to the front of the property.





SPACIOUS FAMILY HOME SET ON A SIZEABLE PLOT



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority North Yorkshire County Council

Services Oil central heating.



Address:
Reference: 1964



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Total area: approx. 177.8 sq. metres (1914.0 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

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