

Peter  
**illingworth**  
ESTATE AGENTS



**Greyhound Cottage, Church Lane,  
Thornton le Dale, North Yorkshire, YO18 7QL  
Price Guide £295,000**

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A modern, three bedroom, two reception roomed, gas fired centrally heated, double glazed semi-detached cottage, with car standing and easily maintained lawned rear garden, situated within the outstanding North York Moors renowned village Thornton le Dale.

The ground floor comprises: Front entrance hall, two reception rooms, fitted kitchen and cloakroom. First floor: Landing, three bedrooms and house bathroom with separate shower. Outside, you will find a lawned garden to the rear, note the timber outbuilding is available by separate negotiation. Car standing area.

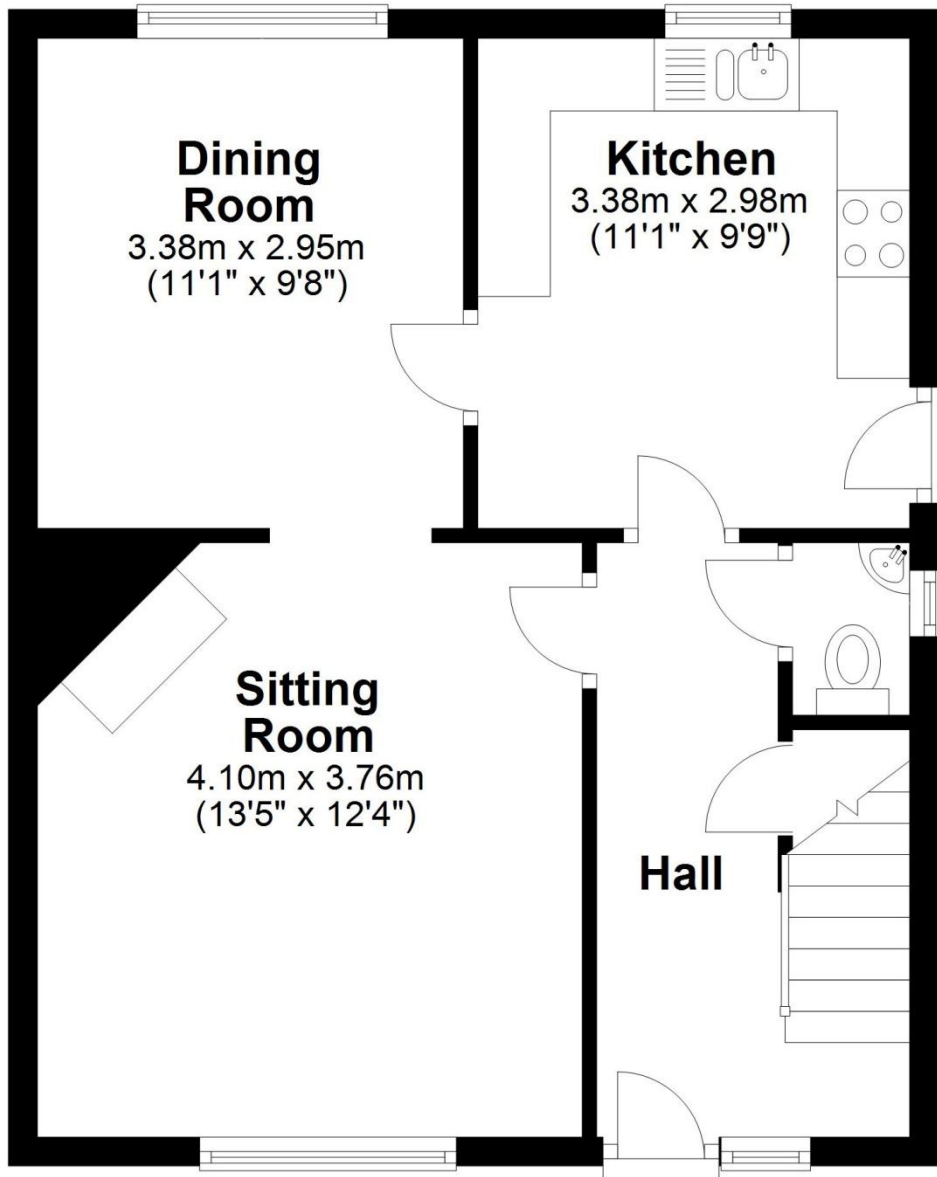
Located in a sought-after area, this property is ideal for those looking to enjoy the tranquility of the countryside while still being within easy reach of the East Coast and the historic city of York. Whether you enjoy exploring the great outdoors or prefer discovering local attractions, this town house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



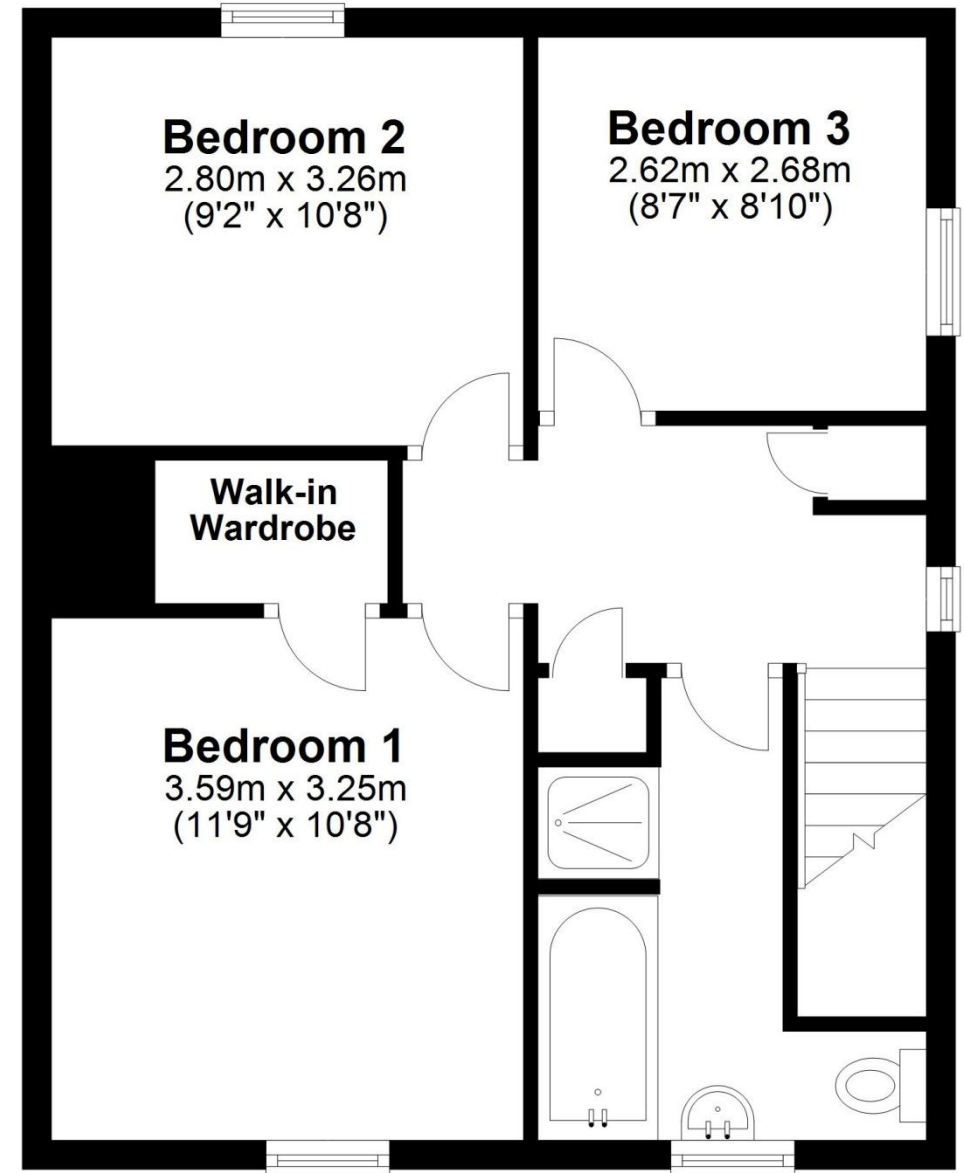
## Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 sq. feet)

**Greyhound Cottage, Thornton Le Dale**

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 centrally heated.

**Energy performance certificate:** Band c

**Property tax:** Band C

**Mobile Coverage:** EE, Vodafone, Three and O2

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

**Satellite /Fiber Availability:** BT

**Flood Risk:** Very Low

**What3words**///materials.proudest.toolkit

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



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