

Rowan House

PLOT 21

Thornton
Le Dale HOMES



4 Bedroom Semi-detached Home

ABOUT THE PROPERTY

Very appealing, spacious, brick-built house with gardens and views.

Accommodation list

- Brick built semi-detached house (1700 sq ft) under a clay pantile roof
- Traditional, timber, two-bar glazed windows
- High specification and well appointed throughout
- Open timber porch
- Generous kitchen/dining and garden room filled with natural light through its Anthracite Grey aluminum bi-fold doors and elegant orangery
- Useful utility room leading off from the kitchen.
- Useful cloak cupboard, separate guest cloakroom, storage
- Galleried landing
- Master bedroom has an en suite with walk-in shower.
- Wonderful, secluded rear garden
- Detached brick built garage with off street parking
- 5 minutes' walk to shops



07966 366243

W&W Estates (Thornton Dale) Ltd

To enquire call

GROUND FLOOR

Room	L x W (m)	L x W (ft in)
Living Room	4.7 x 4.2	15'5" x 13'9"
Kitchen/Dining	6.2 x 4.6	20'4" x 15'2"
Orangery	3.8 x 3.2	12'5" x 10'5"
Utility	2.5 x 1.6	8'3" x 5'4"

FIRST FLOOR

Room	L x W (m)	L x W (ft in)
Bedroom 1	4.4 x 3.9	14'6" x 12'10"
Bedroom 2	3.4 x 3.2	11'3" x 10'7"
Bedroom 3	4.1 x 2.9	13'6" x 9'7"
Bedroom 4	3.4 x 2.2	11'3" x 7'3"

ABOUT THE LOCAL AREA



Pickering 3 miles, Malton 9 miles, Helmsley 15 miles, York 27 miles. (Distances approximate)

Thornton le Dale lies on the southern fringe of the North York Moors and is one of the most picturesque villages in North Yorkshire. It has a thriving community and a range of superb amenities including pubs, primary school, bakers, chemist, independent shops, cafes and restaurants. Local sports amenities include cricket, football, squash and a bowling green.

There are high performing state and private schools in the area, and the nearby market town of Pickering provides all the attractions of an established market town.

Access to York, Leeds and the motorway network is via the A64, some 7 miles away. From Malton railway station are connections to London/Scotland from York. Trains reach Kings Cross in 1 hour 45 minutes. West along the A170 is the A1. Bus transport connects to Scarborough, Whitby, York, Leeds, Tadcaster and Sutton Bank.

