



MARK STEPHENSONS
ESTATE & LETTING AGENTS



- No onward chain
- Double glazing
- Three bedrooms
- Mature gardens

61 Farmanby Close, Thornton Dale, YO18 7TE

£199,500

Mature detached bungalow in this favoured village offered for sale with no onward chain. Generous overall accommodation briefly including entrance lobby, spacious L shaped lounge/dining room, conservatory, modern fitted kitchen, three bedrooms, shower room and separate wc. Conservatory, established gardens, long driveway and single garage.



LOCATION/DIRECTIONS

Thornton le Dale is a picturesque village situated within the North York Moors National Park approximately 15 miles from Scarborough and 26 miles from York. It has good local facilities including shops, inns, primary school and excellent leisure and recreational facilities. The historic market town of Pickering with its wider ranging facilities lies approximately two miles to the west.

Best found by heading into the village from Pickering traveling down the hill taking the first right onto Roxby Road. Take the third turning on the right onto Farmanby Close where the property can be identified by our For Sale board.

COUNCIL TAX

Band D £1,884.96

SERVICES

Mains water, drainage and electricity are connected to this property.

GROUND FLOOR

ENTRANCE PORCH

Side entrance door and window. Door into:-

SITTING ROOM

23' x 11' 5" (7.01m x 3.5m) Front window, marble fireplace, hearth and surround, wall mounted heater.

DINING AREA

12' 5" x 7' 9" (3.8m x 2.4m) Wall mounted heater, rear patio doors into conservatory.



KITCHEN

12' 2" x 9' 2" (3.7m x 2.8m) Fitted base and wall units, built-in oven and hob. Rear window and door into:-

CONSERVATORY

17' 3" x 6' 7" (5.3m x 2.0m) Double glazed, wall mounted heater, door out into rear garden.

INNER HALLWAY

BEDROOM ONE

11' 9" x 9' 10" (3.6m x 3m) Front window, wall mounted heater, wardrobes.

BEDROOM TWO

12' x 11' (3.7m x 3.4m) Side window, wall mounted heater.

BEDROOM THREE

9' x 9' (2.7m x 2.7m) Rear window, wall mounted heater.

SHOWER ROOM

Wash hand basin and shower cubicle, rear window.

WC

Rear window.



OUTSIDE

FRONT GARDEN

Front hedge with lawn and border, side paved driveway to single garage.

REAR GARDEN

Enclosed rear garden .



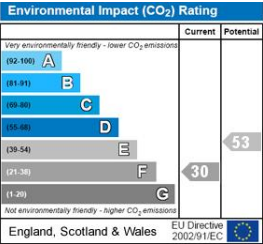
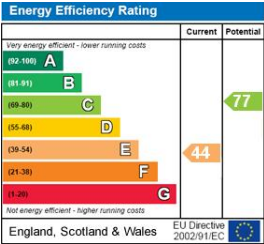
61 FARMANBY CLOSE THORNTON DALE YO18 7TE

Approx. gross internal floor area
1108 Sq. Ft / X103 Sq. M.



FLOORPLAN

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.