



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**63 Farmanby Close,
Thornton-le-dale,
Pickering, YO18 7TE**

£340,000

- CHAIN FREE SALE
- THREE BEDROOMS
- NEWLY REFURBISHED
- SOUGHT AFTER VILLAGE



A newly refurbished detached bungalow in this highly regarded village location on the edge of the North York Moors National Park. Tastefully appointed with three bedrooms, double glazing, gas central heating, generous lounge with bi folds into dining room, new kitchen and bathroom. Chain free sale.



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, pubs, primary school and excellent recreational facilities. Best found by heading into the village from Pickering traveling down the hill and taking the first right onto Roxby Road. Take the third turning on the right onto Farmanby Close. The property is clearly identifiable by our For Sale board.

COUNCIL TAX

Band D.

SERVICES

All mains services are connected to this property.

HALLWAY

Boiler. Radiator. Door leading into inner hall.

LOUNGE

20' x 11' 2" (6.1m x 3.4m)

Front window. Radiator. Oak bifold doors leading into:-

DINING ROOM

12' 6" x 8' 1" (3.81m x 2.46m)

Rear patio doors leading out into garden. Radiator. Opening into:-

KITCHEN

10' 0" x 9' 6" (3.05m x 2.9m)

Shaker style base and wall level newly fitted units with oak countertops. Built in oven, hob, extractor fan, washing machine and fridge freezer. Built in pantry cupboard and separate store cupboard.



BEDROOM TWO
11'10" x 10'4" (3.61m x 3.15m)
Front window. Radiator.

BEDROOM THREE
9'1" x 9'0" (2.77m x 2.74m)
Rear window. Radiator.

BATHROOM
Newly refitted three piece plus separate shower cubicle. Rear window. Heated towel rail.

OUTSIDE

FRONT GARDEN
Walled boundaries with small borders, mainly laid to lawn. Generous length gravel driveway leading to single garage.

GARAGE
16'2" x 8'3" (4.93m x 2.51m)
Single size, detached with up and over door. Power and light.

GARDEN
Mainly laid to lawn with patio directly to the rear of the property. Garden shed. Side gate leading to driveway.



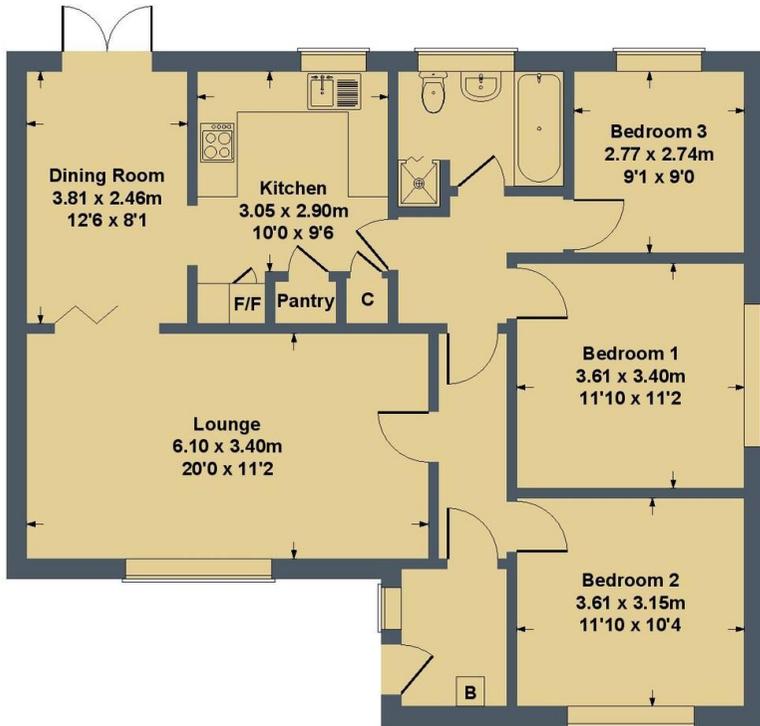
BEDROOM ONE
11'10" x 11'2" (3.61m x 3.4m)
Side window. Radiator.

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Approximate Gross Internal Area 1006 sq ft - 93 sq m

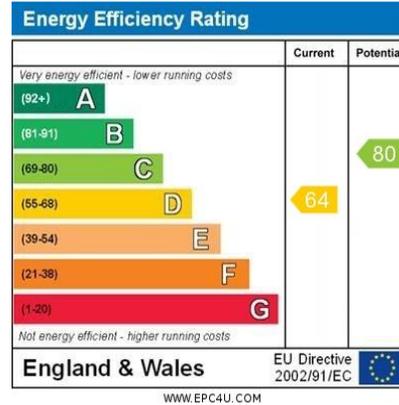


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Produced by Potterplans Ltd. 2022



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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 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.

Floorplan

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