

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 10 Aunums Field, Westgate, Thornton Le Dale, YO18 7AR

Guide Price £87,500

- Modern middle terraced house
- Local occupancy rules apply
- Mature rear garden plot
- 50% shared ownership
- Small cul-de-sac position
- Monthly rent of £221.91
- Offered for sale chain free
- Excellent size throughout
- Two good sized bedrooms

# 10 Aunums Field, Thornton Le Dale YO18 7AR

Well designed middle terraced home for sale on a 50% shared ownership basis (full value of £175,000) with hallway, cloaks/WC, generous lounge/dining, fitted kitchen, two good sized bedrooms and bathroom. Mature gardens, frontage parking, mains gas central heating, uPVC double glazing, rent payable £221.91 pcm. LOCAL OCCUPANCY RULES APPLY - SUBJECT TO APPLICATION VIA NORTH YORKSHIRE COUNCIL - DETAILS AVAILABLE.



Council Tax Band: B





#### Services & charges

All mains are connected.

Gas central heating system from a combi in the kitchen.

A monthly rent is due to Sanctuary Housing of £221.91 pcm (effective from 1/04/23)

A service charge of £43.44 is due in addition to Sanctuary Housing covering maintenance of the common grounds upon Aunums Field and covers buildings insurance.

#### General info/location

Thornton le Dale is located in North Yorkshire, about 12 miles from Scarborough, with a postcard thatched cottage, idyllic gardens and a stream that runs alongside the street. This picturesque village offers easy access to the local market towns of Pickering and Malton and to the coast. Close to Dalby Forest National Park and the North Yorkshire Moors the village has a lot to offer with many local shops and amenities all on hand.

#### Hallway

A generous 'first impression' to the property with staircase leading off. Radiator.

#### WC

Two piece suite, front facing window, radiator.

#### Kitchen

With a good range of base and wall level units, front facing window, integrated fridge and freezer, built in oven and hob, wall mounted

Vaillant gas combi, plumbed for washer, radiator.

#### Lounge/dining room

At the rear of the property with window and French doors leading onto the mature gardens. Multi fuel stove, two radiators and under stairs cupboard.

#### Landing

With built in store cupboard.

#### Bedroom rear

Two rear facing windows, two radiators, hatch to the loft space.

#### Bedroom front

Front window with radiator under.

#### Bathroom

Front facing window, three piece suite plus over bath shower, radiator.

#### Outside

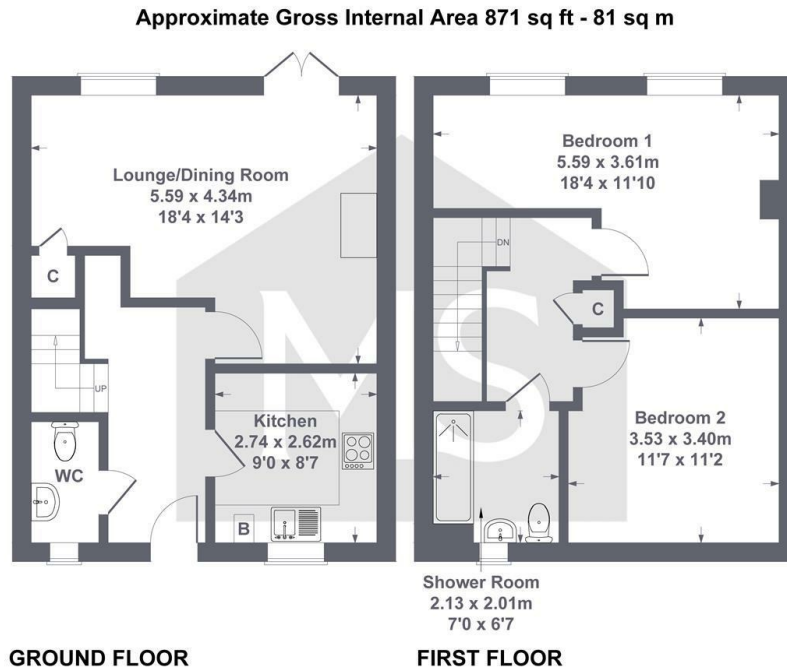
Small area of lawn at the front and storage space for recycling.

Frontage parking for one vehicle. The garden plot at the rear is of a good size laid essentially to grass with small flagged patio area, shed and rear access out on foot.





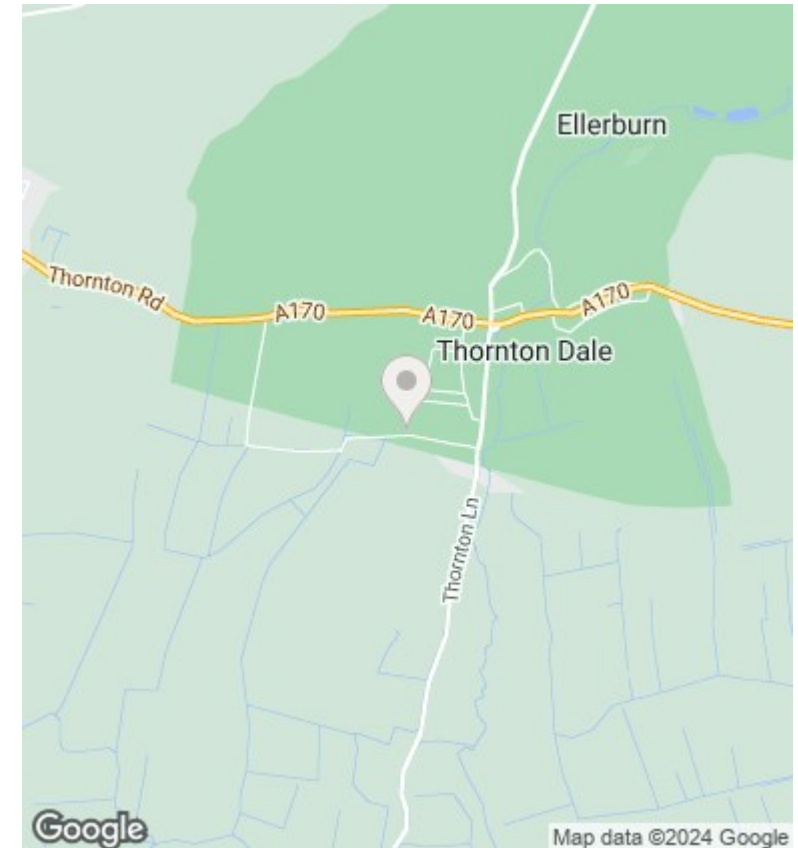




**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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. 2024



## Directions

On entering the village from Pickering take the second turning on your right onto Maltongate proceed along Maltongate taking the forth turning right onto Westgate and the development can be located by our for sale board.

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

B

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