

**BEANLAND**  
**ILLINGWORTH**

ESTATE AGENTS . AUCTIONEERS . VALUERS . PROPERTY CONSULTANTS

IN ASSOCIATION WITH



## **THORNTON LE DALE 5 ROXBY GARDENS, YO18 7SR**

A TWO BEDROOMED GROUND FLOOR WARDEN CONTROLLED FLAT on a 60 year lease.  
Situating on a quiet cul-de-sac in the popular North York Moors National Park Village of Thornton le Dale.

Accommodation briefly comprises:

FRONT ENTRANCE HALL, MAIN HALL, SITTING ROOM, KITCHEN, TWO BEDROOMS and  
BATHROOM.

NIGHT STORAGE HEATING, SEALED UNIT DOUBLE GLAZING, COMMUNAL GARDENS.  
ENCLOSED BIN STORE.

**PRICE GUIDE £74,000**

Champley's Mews, Market Place  
Pickering, North Yorkshire YO18 7AE  
Tel: (01751) 475557 Fax: (01751) 475566  
[www.beanland-illingworth.co.uk](http://www.beanland-illingworth.co.uk)  
The Mayfair Office, London 0870 112 7099  
[www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)



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## FRONT ENTRANCE HALL

With part glazed front door leading to main hall.

## MAIN HALL

Main hall with doors leading through to sitting room, bedrooms, bathroom and airing cupboard. Airing cupboard holding hot water cylinder and immersion heater. Night storage heater.

## SITTING ROOM: 13'0" x 11'3"

Sealed unit double glazed windows giving southerly aspect. Ceiling corning. Wall lights. Night storage heater.

## KITCHEN: 9'9" x 6'10"

Fitted kitchen. Sealed unit double glazed windows giving southerly aspect.

## BEDROOM 1: 11'3" x 10'6"

Built-in wardrobes with cupboards over. Sealed unit double glazed windows giving northerly aspect. Night storage heater.

## BEDROOM 2: 10'2" x 7'2"

Sealed unit double glazed windows giving northerly aspect.

## BATHROOM

Coloured suite comprising panelled bath with plumbed-in shower over, pedestal wash hand basin, low level w.c. Sealed unit double glazed windows with privacy glass.

## OUTSIDE

Bin stores. Communal gardens to front and rear.

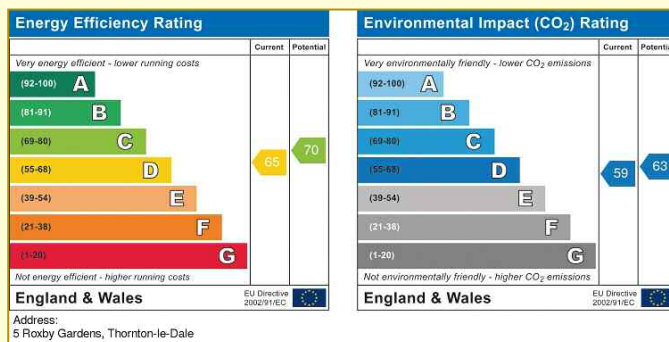
The property is warden controlled. A new lease will be granted for a term of 60 years. The rental to include service charge is currently £106.99 per calendar month.

## THE PROPERTY MISDESCRIPTION ACT:

Due to this act we no longer feel able to comment on the SERVICES, TENURE AND RIGHTS OF WAY of any property.

## VIEWING:

Strictly by appointment through the Agents Pickering Office, Champley's Mews, Market Place, Pickering. Telephone 01751 475557 or Fax 01751 475566.



## EPC Graph



Pickering – Beanland Illingworth 01751 475557  
Associated Practice at Kirkbymoorside - Illingworth Wood 01751 431107  
The Mayfair Office, London 0870 112 7099



## IMPORTANT NOTICE

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