

ROUNTHWAITE & WOODHEAD

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GLENLEA, WRELTON CLIFF ROAD, WRELTON, PICKERING, YO18 8PJ

**A complete renovation or re-development project
comprising a sizeable detached bungalow, garage, large workshop and roughly 6 acres**

Entrance Hall

Sitting Room

Living Room

Kitchen

3 Bedrooms

Shower Room

Grazing Land

Garage & Parking

Sheds & Outbuildings

PRICE GUIDE: £325,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
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www.rounthwaite-woodhead.co.uk

Description

The property known as Glenlea occupies a site within a residential area fronting onto Wrelton Cliff Road and includes approximately 6 acres of agricultural land to the rear (north and east).

The property comprises a detached, single storey dwelling requiring extensive renovation. Given it is not a dwelling of architectural significance, re-development of the site may be considered (subject to the necessary planning consents).

The agricultural land has been used to graze livestock for many years and includes a number of agricultural structures which are in a poor state of repair.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains.

Council Tax: The property falls in band D.

EPC Rating: Rated G

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. No onward chain.

Viewing Arrangements: Strictly by appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk

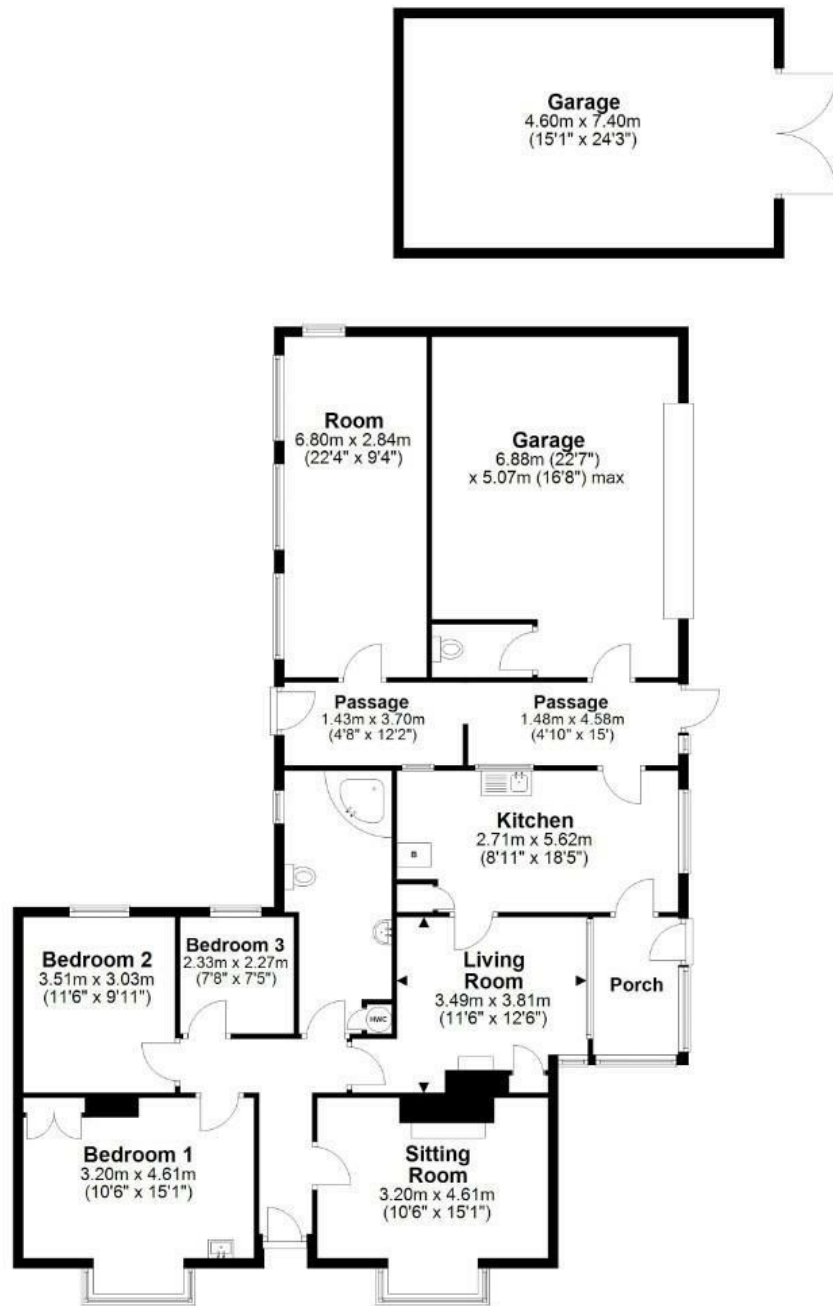
The village of Wrelton is bypassed by the A170 Thirsk to Scarborough road and lies approx 3 miles to the west of Pickering and 4.7 miles east of Kirkbymoorside. Both of these desirable market towns provide an exceptionally good range of local amenities, good schools and recreational facilities. The North York Moors are a short car journey away, as is the splendid scenery that surrounds Cropton and Dalby Forests.



Accommodation

Ground Floor

Approx. 196.7 sq. metres (2117.7 sq. feet)



Total area: approx. 196.7 sq. metres (2117.7 sq. feet)

Glenlea, Wrelton

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		18	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

England & Wales

EU Directive
2002/91/EC





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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