

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## **OAKDENE, 58 POTTER HILL, PICKERING, YO18 8AF** **A period property in the heart of the town requiring complete renovation**

**Entrance Hall**

**Sitting Room**

**Dining Room**

**Kitchen**

**Utility Room**

**3 Bedrooms**

**Bathroom**

**2 Attic Rooms**

**EPC Rating E**

**Garage + Parking**

**Large South Facing Garden**

**Vacant Possession**

**PRICE GUIDE: £285,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto:rounthwaite-woodhead@btconnect.com)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Train and Pickering Castle.

Potter Hill is located just off the main A170, one of Pickering's older streets lined with period houses and cottages only a minute or two from the central Market Place. Oakdene comprises a double fronted stone and brick built, mid terrace town house requiring complete modernisation and refurbishment. There are two main reception rooms, kitchen and utility room on the ground floor, three bedrooms and bathroom on the first. A second staircase off the landing leads to two large attic rooms. Perhaps one of the property's key features is that there is vehicular access to the rear leading to a single garage, workshop space, parking and turning area. The large area of garden captures the sun nearly all day and is simply down to grass; a blank canvas for those with green fingers or for families with children wanting plenty of room to kick a football and play.

Oakdene has been a treasured home for a local family for many years and awaits it's next owners to bring it forward into the 21st century.

## General Information

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

Council Tax: We are informed by North Yorkshire Council that this property falls in band E.

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034/472





# Accommodation

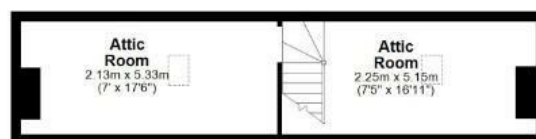
**Ground Floor**  
Approx. 63.6 sq. metres (684.6 sq. feet)



**First Floor**  
Approx. 63.0 sq. metres (678.5 sq. feet)



**Second Floor**  
Approx. 28.0 sq. metres (300.9 sq. feet)



Total area: approx. 154.6 sq. metres (1663.6 sq. feet)  
**Oakdene, Pickering**

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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