

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



43 SHEPHERDS HILL, PICKERING, YO18 7JQ

A well presented, end terrace property with a pleasant secure garden and private parking

Entrance Hall

Two Bedrooms

Rear Lawned Garden

Cloakroom

House Bathroom

Private Parking

Sitting Room

Gas Central Heating

Electric Charging point

Dining Kitchen

uPVC Double Glazing

EPC Rating C

PRICE GUIDE: £185,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and Intercity service beyond. Pickering has a boisterous Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle and the North York Moors Steam Railway.

Shepherds Hill is a development of detached and terrace houses built by Persimmon in 2013. It is a comfortable walk to the town centre and the varying schools. No 43 is an end terrace property with parking to its front and a south facing garden to its rear. Inside the accommodation is over two floors with a downstairs toilet off the front entrance hall, and sitting room that links to a dining kitchen that looks out onto the rear garden. Upstairs there are two bedrooms served by a house bathroom. There is a footpath that leads around the side of the house where the garden is down mostly to lawn within wooden board fencing and to the front an electric charging point is conveniently installed next to its private parking space.

General Information

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

Council Tax: We are informed by Ryedale District Council that property falls in Band B.

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

Viewing Arrangements: Strictly by prior appointment through the Agents Messes Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Telephone 01751 472800/430034

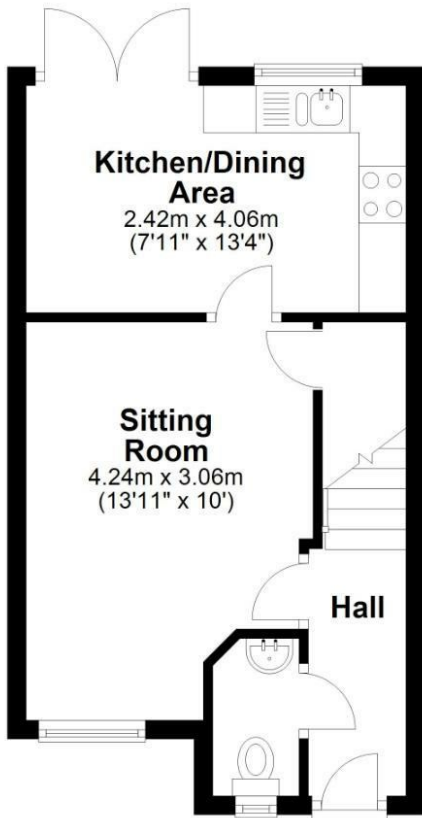
Directions: Travelling along the A170 out of Pickering in an Easterly direction take the last, left turn signposted Whitfield Avenue. Continue up the street the majority of the way and Shepherds Hill is located on the right hand side. No. 43 is near the end of the cul-de-sac on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' Board. The post code for this property is YO18 7JQ



Accommodation

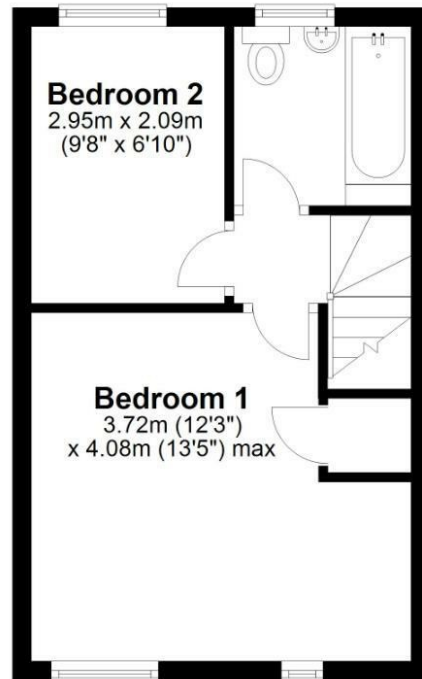
Ground Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



Total area: approx. 56.7 sq. metres (610.5 sq. feet)

43 Shepherds Hill, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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
www.rounthwaitewoodhead.co.uk

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