

# ROUNTHWAITE & WOODHEAD

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



**WHISTLES, SWAINSEA LANE, PICKERING, NORTH YORKSHIRE, YO18 8NF**

**A detached and well presented house within a comfortable walk of the town's amenities**

**Entrance Hall**

**Sitting Room**

**Dining Kitchen**

**Rear Porch**

**Cloakroom**

**Conservatory**

**Three Bedrooms**

**Bathroom**

**Gas Central Heating**

**Double Glazing**

**Attached Garage**

**Ample Drive Parking**

**Good Sized Gardens**

**Timber framed Shed**

**EPC Rating D**

**PRICE GUIDE: £425,000**

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

## Description

Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday street market and amenities that include Doctors surgery, Dentists, Library and schools for all ages. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where a service links to London in little over two hours. Swainsea Lane is a comfortable walk to the western side of the town centre and is lined with an assortment of property types from Edwardian town houses to bungalows built in the 1970's. It also has Pickering's secondary school Lady Lumley's three quarters of the way down it, to which Whistles is its immediate neighbour.

Whistles is a detached brick house thought to have been built in the 1960's and sits nicely in the middle of its good sized plot with an integrated garage, a private garden to its rear and ample parking, as well as lawn, to its front. It has an interesting layout with a mid level entrance hall from the front door and stairs down to a sitting room with an open fire, a sizeable and recently fitted dining kitchen, a conservatory looking over the gardens and a down stairs wc. Upstairs there are three double bedrooms served by a newly installed bathroom.

## General Information

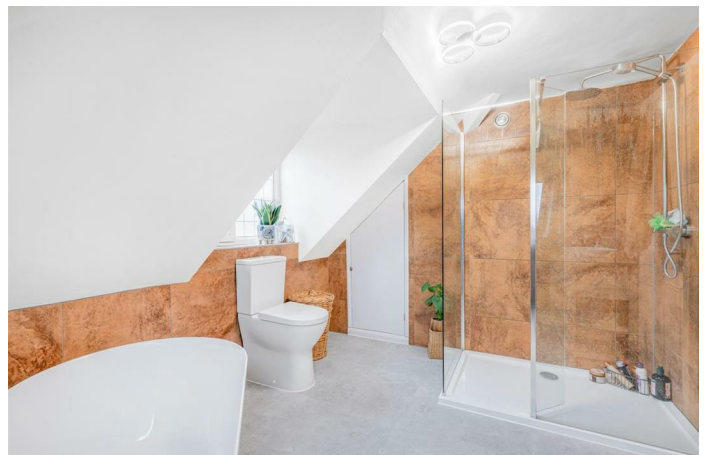
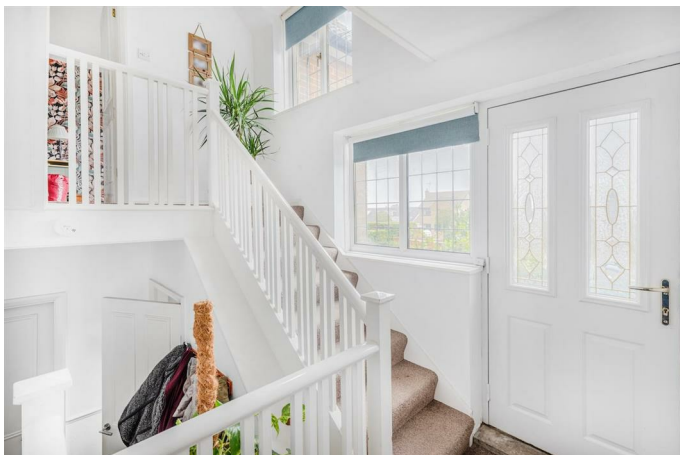
Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. Telephone connection subject to the usual British Telecom Regulations.

Council Tax: We are informed by Ryedale District Council that this property falls in band E

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

Directions: Travelling into Pickering from a Westerly (Kirkbymoorside) direction take the first available left turn, after the Middleton Petrol Station onto Middleton Road. Continue for approximately half a mile taking the third turn off on the left hand side sign posted Swainsea Lane. Continue for a few hundred yards with Whistles being on the right hand side just before Lady Lumley's School.

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



# Accommodation

## Ground Floor

Approx. 83.5 sq. metres (898.7 sq. feet)



## First Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



Total area: approx. 146.3 sq. metres (1574.2 sq. feet)

Whistles, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(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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