

ROUNTHWAITE & WOODHEAD

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



32 RUFFA LANE, PICKERING, NORTH YORKSHIRE, YO18 7HN

A spacious detached bungalow offering ground floor accommodation and positioned on a good sized, private plot just a short stroll from the town

Entrance	Two Bedrooms	Detached Garage
Sitting Room	(Master En Suite)	Carpport
Kitchen	Bathroom	Driveway Parking
Dining/Study Area	Double Glazing	Front and Rear Gardens
Conservatory	Gas Central Heating	EPC Rating D

PRICE GUIDE: £245,000

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 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 a service runs from London to Edinburgh. It 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.

Ruffa Lane is found to the Northeastern side of Pickering and flanks part of the popular Tay Home Development. It is a street made up of a mixture of houses and bungalows all of which are a short walk to the town centre. No.32 is a detached bungalow holding an elevated yet private position in the middle of its good sized plot. Inside the property might benefit from some cosmetic refurbishment but still offers a good sized, L Shaped sitting room that links to a fitted kitchen with a separate lobby. The bungalow was built as a three bedroom property, the master having an en suite shower room as well as a family bathroom. However the later addition of a conservatory to the rear means access to it is through the third bedroom which is now used as a dining/study area.

Outside there is a detached garage with a hard standing drive and parking, partially covered with a timber framed carport. Both front and rear gardens are predominantly laid to lawn and offer a great deal of privacy, being both well screened with some specimen trees and mature hedges.

General Information

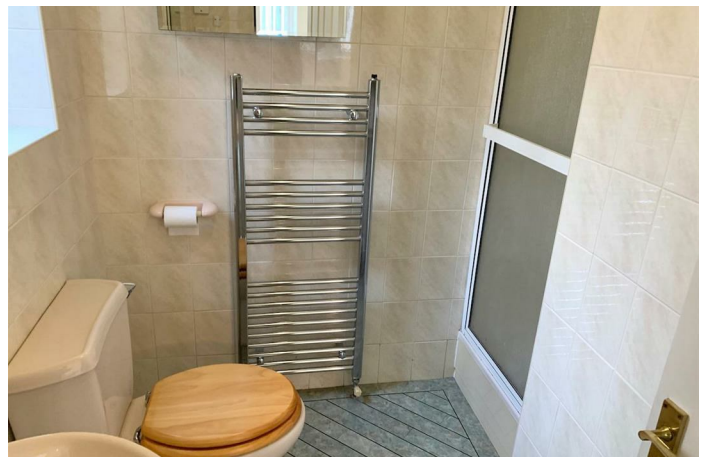
Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. Double glazing.

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

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

Directions: From the A170 (and the roundabout along side the Forest and Vale Hotel) Head North, along the B169 (Kirkham Lane). Continue up the slope for not more than 100 yards where you will take a right turn onto Ruffa Lane. Go past the School on the left hand side and continue for approximately 400 yards with No.32 being located on the on the left hand side and indicated by a Rounthwaite & Woodhead 'For Sale' board.

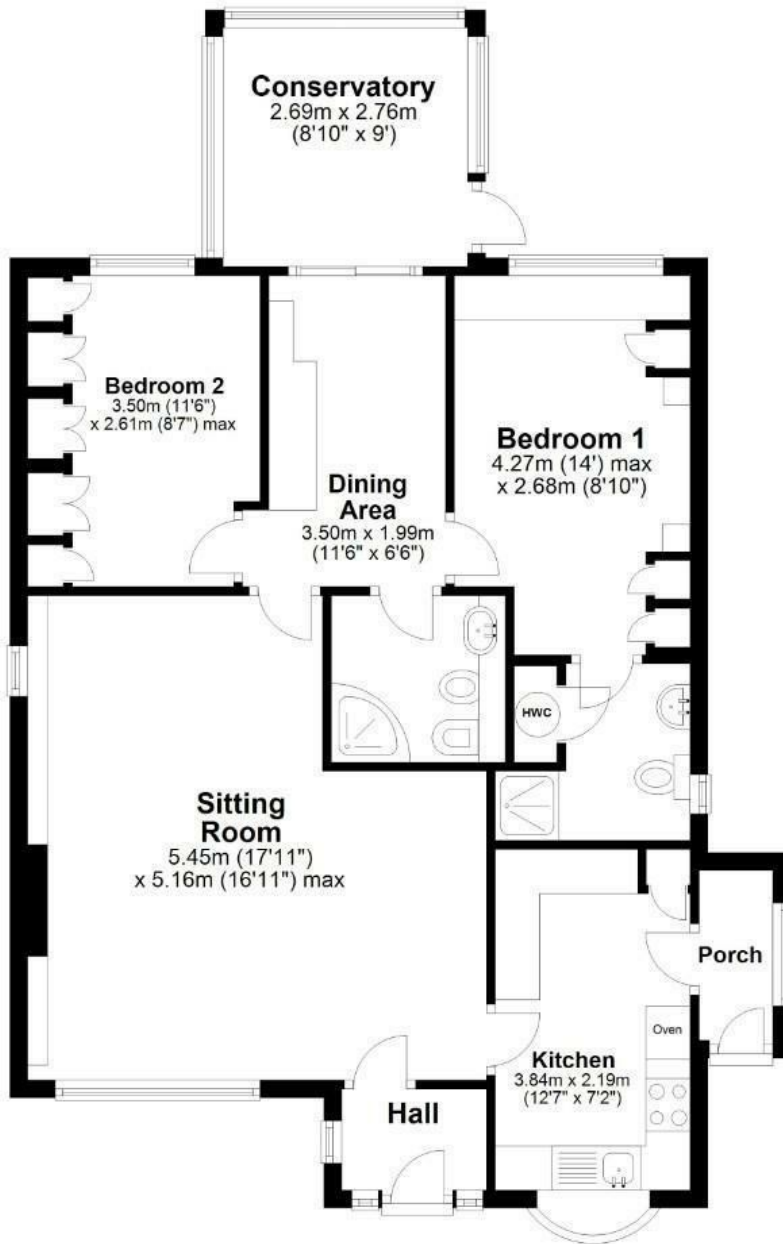
Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation


Ground Floor


Approx. 82.1 sq. metres (883.7 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 sq. feet)

32 Ruffa Lane, Pickering

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC 	
England & Wales	

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	
EU Directive 2002/91/EC 	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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