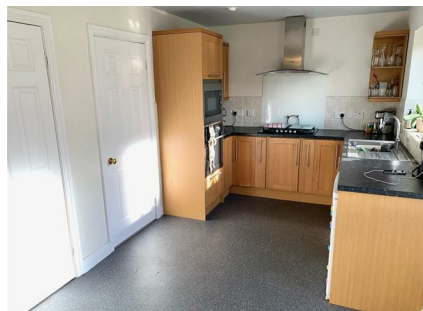


# ROUNTHWAITE & WOODHEAD

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



## 3 MALLARD CLOSE, PICKERING, NORTH YORKSHIRE, YO18 8TF

**An attractive detached four bedroom house  
occupying an enviable corner plot in this quiet close**

<b>Entrance Hall</b>	<b>Conservatory</b>	<b>Gas Central Heating</b>
<b>Sitting Room</b>	<b>Four Bedrooms</b>	<b>Garage</b>
<b>Kitchen</b>	<b>(Master En Suite)</b>	<b>Ample Parking</b>
<b>Dining Area</b>	<b>House Bathroom</b>	<b>Front &amp; Rear Gardens</b>
<b>Utility/Cloakroom</b>	<b>uPVC Double Glazing</b>	<b>EPC Rating B</b>

**PRICE GUIDE: £350,000**

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.

Mallard Close is situated in a modern, but established residential area of Pickering a few minutes walk from the town centre and local facilities. Built by Persimmon in the 1990's the property is surprisingly spacious and arranged over two floors with gas heating and uPVC double glazing throughout. On the ground floor there is an open plan feel to the accommodation with a good sized sitting room that extends into a dining kitchen and a conservatory that overlooks the rear garden. The current owners have cleverly utilised some of the garage space to offer a ground floor wc and a separate utility room. Upstairs there are 4 bedrooms, with the master having an en suite shower room and the other three served by the house bathroom. Outside there is lawn to the front and rear, ample drive parking and a useful garage space. The property also has the benefits of solar panels (photovoltaic cells).

## General Information

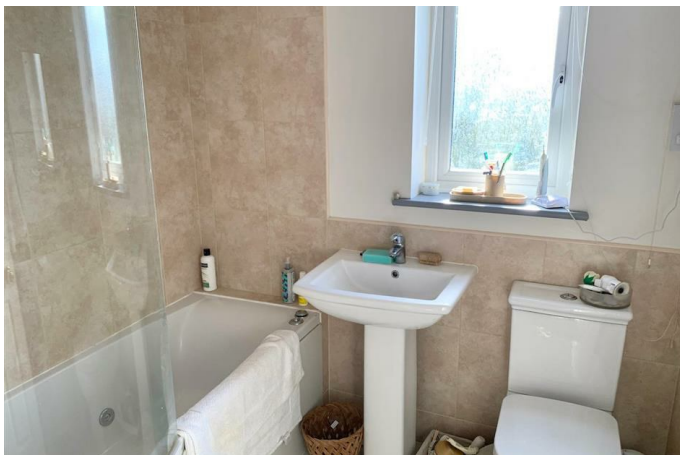
Services: Mains water, gas and electricity are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. Photo-Voltaic cells are connected. Telephone connection subject to the usual British Telecom Regulations.

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: Travelling into Pickering along the A170 in an Easterly (towards Scarborough) direction take the right turn at the traffic lights (Lidl Supermarket) onto Vivis Lane. Continue along this road for a few hundred yards taking the left turn onto Kingfisher Drive. Take the second left turn onto Mallard Close with no.3 being on the left hand side 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. 71.5 sq. metres (769.6 sq. feet)



## First Floor

Approx. 50.6 sq. metres (544.4 sq. feet)



Total area: approx. 122.1 sq. metres (1313.9 sq. feet)

3 Mallard Close, 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>86</b>	<b>90</b>
England & Wales		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			
England & Wales		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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