

ROUNTHWAITE & WOODHEAD

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



26 EASTFIELD ROAD, PICKERING, NORTH YORKSHIRE, YO18 7HU

**A detached brick built house on the Eastern side of Pickering
with a sizeable garden and requiring some refurbishment**

Front Porch	Kitchen	Eaves Storage
Entrance Hall	Rear Lobby	Integrated Garage
Sitting Room	Cloakroom	Drive Parking
Dining Room	Four Bedrooms	Front and rear gardens
Study/Bedroom 4	House Bathroom	EPC Rating E

PRICE GUIDE: £385,000

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 the Intercity train Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle.

Eastfield Road is located to the Eastern edge of Pickering but is still a comfortable stroll from the amenity of the town centre. It is made up of a mixture of modern bungalows and older period properties. Although No.26 would benefit from some refurbishment and modernising its spacious accommodation comprises an entrance hall, sitting room with an open fire linking to a separate dining room. There is an adjoining kitchen over looking the rear garden that also extends into a rear porch and storage cupboard housing the boiler. To the other side of the front entrance hall is a further reception room that offers flexibility to be a study or further 4th bedroom. This room also has an adjoining cloakroom. Upstairs there are three bedrooms and a house bathroom. The landing also has access to a useful loft space with a pull down ladder. Outside there are gardens on three sides of the house mostly all down to lawn; the rear of these being quite sizeable. No.26 also has an attached single garage.

General Information

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

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 that vacant possession will be given upon completion.

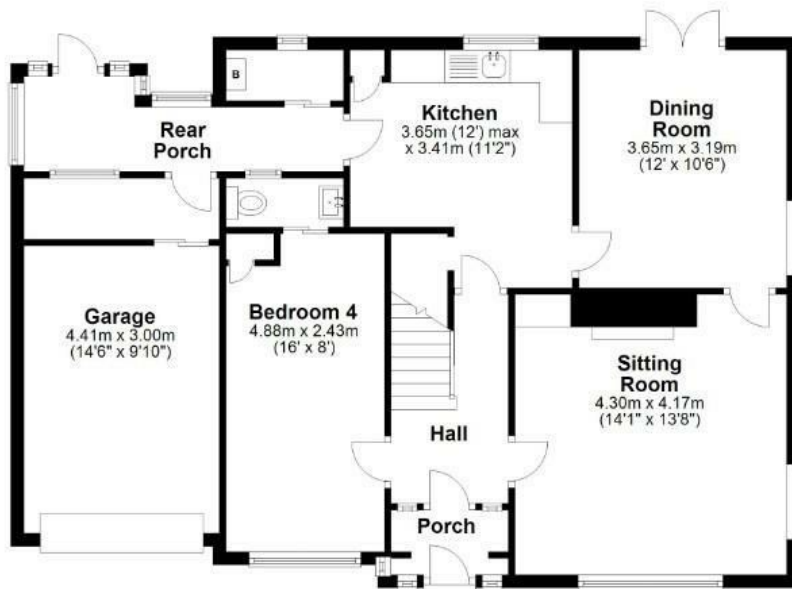
Directions: Travelling along the A170 into Pickering from an Easterly (Scarborough) direction take the second turning on the right hand side signposted Eastfield Road. Following the numbers up the street with no.26 being on the right hand side.

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

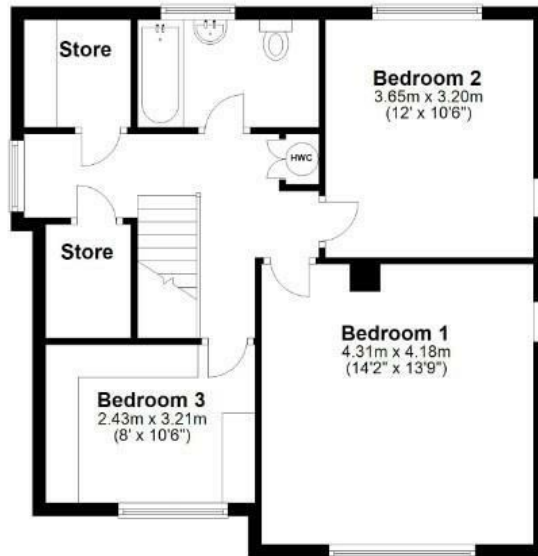


Accommodation

Ground Floor
Approx. 89.4 sq. metres (962.5 sq. feet)



First Floor
Approx. 59.1 sq. metres (636.4 sq. feet)



Total area: approx. 148.5 sq. metres (1598.9 sq. feet)
26 Eastfield Road, Pickering

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(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	78
(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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