

ROUNTHWAITE & WOODHEAD

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



6 CORBIE WAY, PICKERING, NORTH YORKSHIRE, YO18 7JS

**A detached and well presented house with double width garage
well positioned on a highly regarded, established development**

Entrance	Cloakroom	uPVC Double Glazing
Sitting Room	Four Bedrooms	Gardens Front & Rear
Dining Room	(Master En Suite)	Double Width Garage
Kitchen	House Bathroom	Ample Parking
Utility area	Gas Central Heating	EPC Rating D

PRICE GUIDE: £330,000

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 train 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.

Corbie Way is found to the North eastern side of Pickering and forms part of the popular Tay Home Development. It is a quiet street made up of a mixture of houses and bungalows all of which are a short walk to the town centre. No.6 is a detached house with a private rear garden and drive extending to a double width garage. Inside the property offers a good sized sitting room, a separate dining room that adjoins a fitted kitchen linking to a rear lobby/utility room and a cloakroom/wc. Upstairs there are four bedrooms, the master having an en suite shower room and there is a family bathroom serving the other three. Outside and to the front of the house there is a lawned garden and drive parking. A gated, flagged drive runs to the side of the house along the lawned rear garden and gently slopes up to a detached double width garage.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC 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 a further 400 yards. There is a left turn sign posted Green Howards Road. Continue up Green Howards Road until turning left onto Marshall Drive. A further left hand turn finds Corbie Way, where following the road to the left will find no.6 on the right hand side.

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



Accommodation

Ground Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 95.3 sq. metres (1025.6 sq. feet)

6 Corbie Way, Pickering

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
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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