

ROUNTHWAITE & WOODHEAD

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



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

A well presented mid terraced property only a short walk from the town centre

- | | | |
|-----------------------|----------------------------|---------------------------------|
| Entrance | House Bathroom | Front & Rear Gardens |
| Sitting Room | Boarded Loft | Rear Outbuildings |
| Dining Kitchen | Gas Central Heating | On Street Parking |
| Three Bedrooms | uPVC Double Glazing | EPC Rating D |

PRICE GUIDE: £215,000

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 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.

Ruffa Lane is a street found to the North Eastern side of Pickering. It is a comfortable 5 minute walk to the town centre and is also the location for one of pickering's infant schools. The street is lined with a mixture of property types from new to period and detached to terrace. No 25 faces North and is a mid terrace property with an enclosed low maintenance rear garden. The property offers well proportioned rooms throughout. At ground floor level there is a sitting room with an electric fire to the front of the house that links to a dining kitchen to the rear. On the first floor are three bedrooms (two doubles and a single) all served by the house bathroom. From the landing there is access to a very useful, fully boarded loft with pull down ladders. The outside space is low maintenance to both the front and rear of the property. The front down to gravel with a flagged footpath and the rear a hard standing yard with an outbuilding and lean to porch.

General Information

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

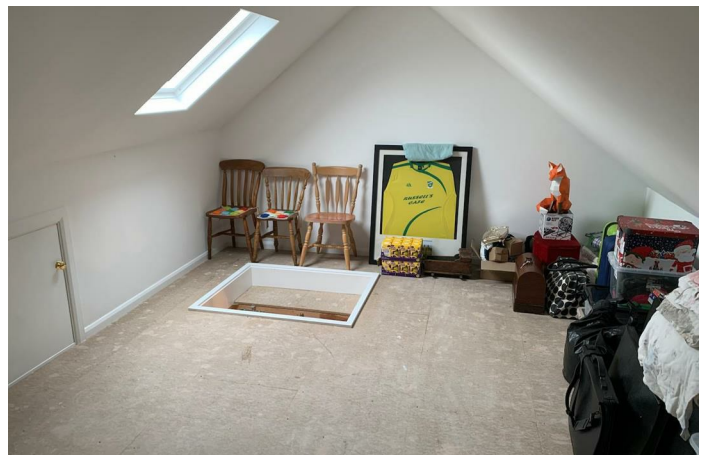
Council Tax: We are informed by North Yorkshire Council that this property falls in band B

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

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

Directions: Travelling along the A169 into Pickering from a Southerly (Malton) direction take the second exit straight across the roundabout by the Forest and Vale hotel sign posted towards Whitby. Continue up Kirkham Lane for approximately 50 yards before taking a right turn down Ruffa Lane. After another 50 yards or so No.25 is on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' Board.

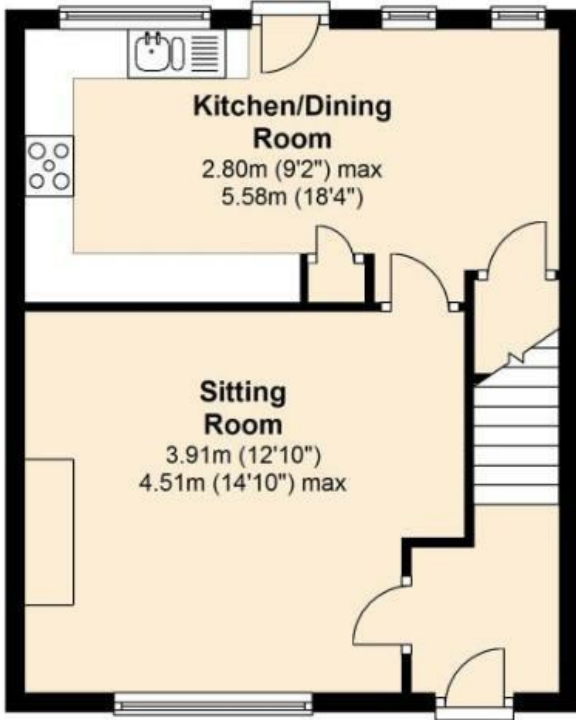
Post code: YO18 7HN



Accommodation

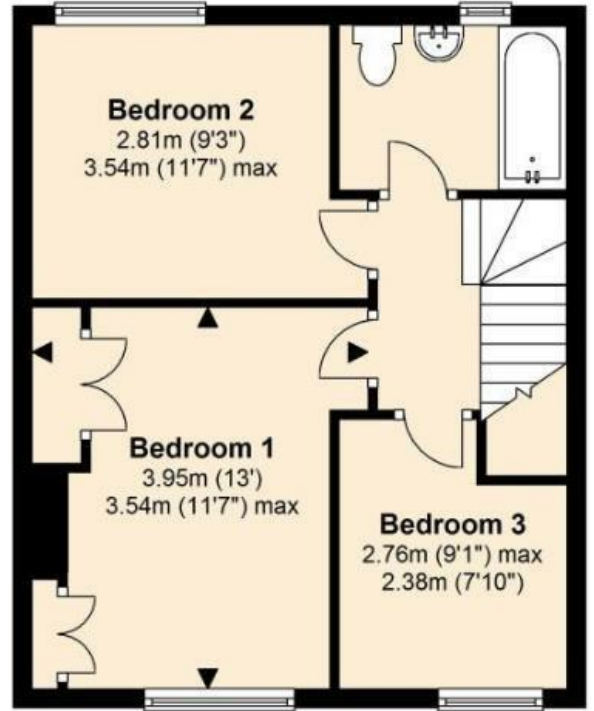
Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 74.9 sq. metres (805.9 sq. feet)

25 Ruffa Lane, Pickering

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	
(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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