

# ROUNTHWAITE & WOODHEAD

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



**14 SWAINSEA DRIVE, PICKERING, NORTH YORKSHIRE, YO18 8PR**  
**A detached bungalow, well positioned on a popular, established development**

**Front Entrance**

**Bathroom**

**Front & Rear Gardens**

**Living Room**

**uPVC Double Glazing**

**Detached Garage**

**Kitchen**

**Gas Central Heating**

**Comfortable walk to Town**

**Three Bedrooms**

**Drive Parking**

**EPC Rating D**

**PRICE GUIDE: £275,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto:rounthwaite-woodhead@btconnect.com)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**



## Description

Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

Swainsea Drive is a street that forms part of a medium sized development to the Western side of Pickering. Built by Barratts in the early 1970's the development is a mixture of houses and bungalows that is a comfortable walk to the amenities of town and also has a 'Shuttle Bus' that regularly services the area a number of times a day. No.14 is a detached, brick built bungalow that offers ground floor accommodation as well as a pleasant rear garden and a detached garage. It has uPVC double glazing and gas central heating. Entry to the bungalow is via a front door into a small entrance or through the side, off the drive, into the fitted kitchen. There is a good sized living room with space for a dining table and three bedrooms (two doubles and a single). These are served by the house bathroom that comprises a white suite including a panel bath with a shower over. Outside there is ample drive parking to the side of the bungalow that extends to a detached garage and front and rear gardens down predominantly to lawn

## General Information

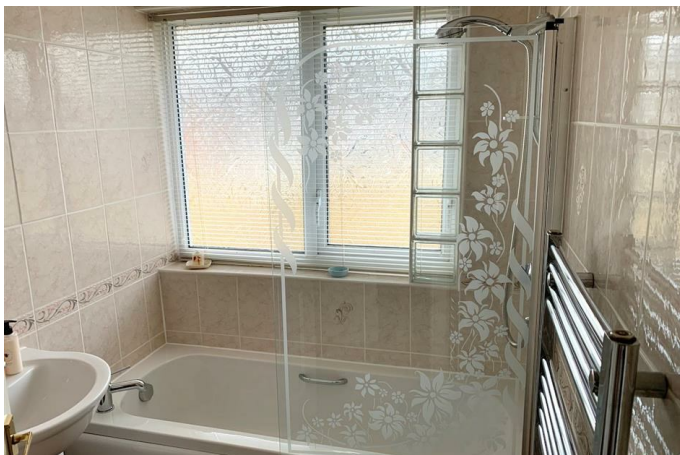
Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. Telephone connection subject to the usual British Telecom Regulations.

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

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 (from Kirkbymoorside) direction take the first turn on the left after the Middleton garage/supermarket; sign posted Middleton Road. Travel a few hundred yards taking the third turn off on the left hand side; sign posted Swainsea Lane. Take the next left turn onto Swainsea Drive with no.14 being on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. Postcode: YO18 8PR

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



# Accommodation

## Ground Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

**14 Swainsea Drive, Pickering**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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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