

ROUNTHWAITE & WOODHEAD

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



7 SCHOOL ROW, ROSEDALE EAST, PICKERING, YO18 8RQ

A charming, former miners cottage surrounded by breathtaking countryside

Entrance

Two Double Bedrooms

Front & Rear Gardens

Sitting Room

Shower Room

Brick Outbuilding

Dining Kitchen

Electric Heaters

EPC Rating F

PRICE GUIDE: £250,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
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Description

School Row is an attractive row of stone under slate roof cottages situated just over a mile north of Rosedale Abbey. Historically they were occupied by the workers of the old iron mines and lime kilns and stand prominently surrounded by open countryside and their rear gardens are flanked by farmland.

No.7 is a mid terrace cottage that has a sitting room with a log burning stove to the front of the property and a dining kitchen to the rear. Upstairs there are two good sized double bedrooms and a house shower room. Some of the properties within the row have also extended in to the roof void.

Outside there is a long south facing garden to the front down primarily to lawn and with a flagged patio immediately adjoining the front of the cottage. To the rear there is currently a cultivated flower bed that extends to another good sized rear lawn that backs onto grazed fields. Many of the cottages have chosen to change some of the rear garden in favour of car parking. There is also a small outbuilding that might well have been an outside wc in days gone by.

This property has been used as a second home but might just as easily be utilised as a full time residence for a purchaser looking to live in a rural environment.

General Information

Location: Rosedale Abbey nestles deep in the heart of the North York Moors National Park, truly one of the most picturesque villages in Ryedale surrounded by rolling hills and stunning scenery. Situated some 7.5 miles north of the A170 Thirsk to Scarborough road, Rosedale Abbey has a small primary school, glass studio, village stores and two pubs. The nearby market towns of Pickering and Kirkbymoorside offer a good choice of shops, schools and other local amenities.

Services: Mains water and electricity are connected. Connection to mains drains Electric Heating.

Council Tax: We are informed by North Yorkshire 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.

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

Directions: Traveling up from the A170, follow signs to Rosedale. Continue through the village heading north, passing Bell End Farm on the Right hand side. Stay on this road until the road forks taking the left fork sign posted Dale Head only. School Row is the next block of terrace cottages on the right hand side of the road. No.7 is identified by a Rounthwaite & Woodhead 'For Sale' board.

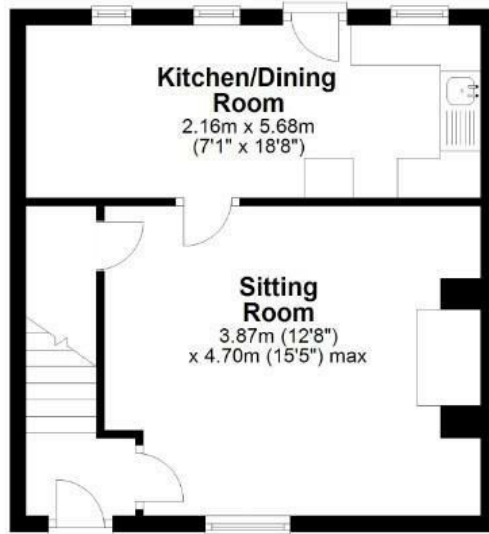
Post code: YO18 8RQ



Accommodation

Ground Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 69.6 sq. metres (749.6 sq. feet)
7 School Row, Rosedale East

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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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