

ROUNTHWAITE & WOODHEAD

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



RED HOUSE MIDDLETON, PICKERING, YO18 8PA

A well presented mid terrace village property with a large South facing garden

Entrance
Sitting Room
Living Room
Kitchen
Pantry

Three Bedrooms
Study/Bedroom 4
House Bathroom
Gas Central Heating
Double Glazing

Covered Passageway
Sizeable Garden
Street Parking
No Chain
EPC Rating D

PRICE GUIDE: £295,000

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

Red House is located along the main road that runs through Middleton. The property fronts the street and as a consequence, the majority of the garden is to the rear where there is a quite sizeable south facing garden down mostly to lawn. The rear can also be accessed through a covered passageway to the side of the accommodation.

Inside a central entrance hall branches off to either the sitting room or living room. The latter being open plan with the kitchen where there is also an understairs cupboard and a walk in pantry. Upstairs there is a house bathroom along with three bedrooms. One of these three has an adjoining room that could be used as a dressing room, study or an occasional fourth bedroom.

Outside the garden has some patio areas but is mostly down to lawn edged with herbaceous borders. There is a brick outhouse adjoining the rear of the property and an additional garden storage area.

General Information

Location: Middleton is a small village just over a mile to the West of Pickering and has a Post Office, village pub and petrol station that includes a newly refurbished Spar selling all your everyday essentials. Pickering provides the usual facilities of a small market town together with recreational amenities including swimming pool, leisure centre, the Beck Isle Museum and the famous North York Moors Steam Railway.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. Double Glazing. Underfloor heating to the ground floor.

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.

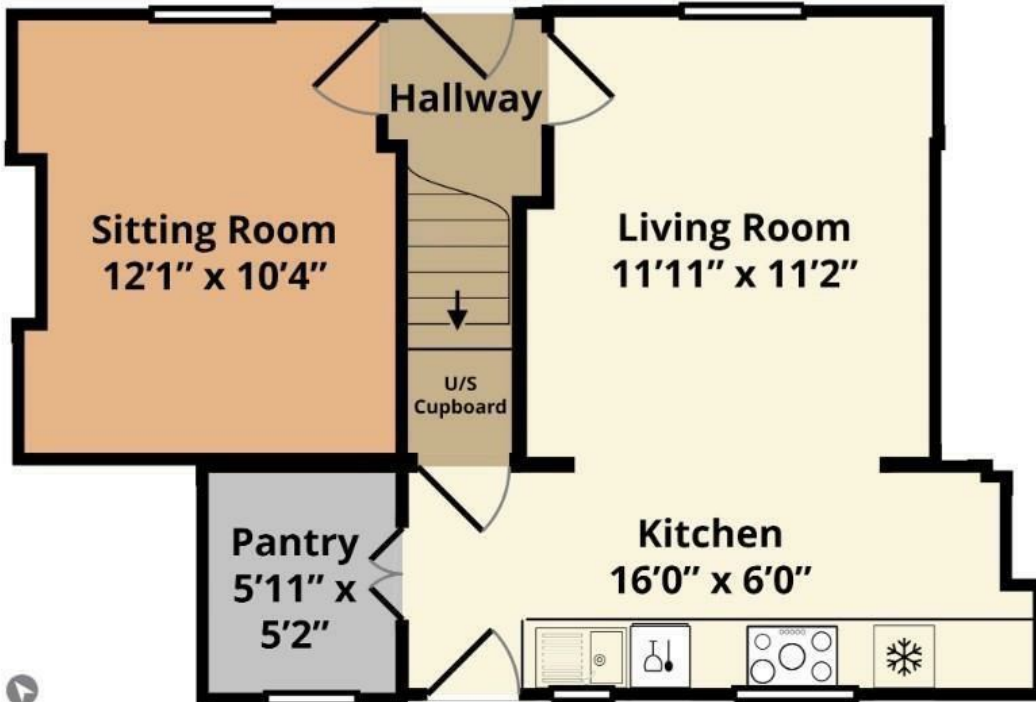
Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

Directions: Travelling West from Pickering along the A170 (towards Kirkbymoorside) Middleton is the first village you pass through. Red House is approximately half way down the main street on your left hand side, indicated by a Rounthwaite & Woodhead 'For Sale' board.

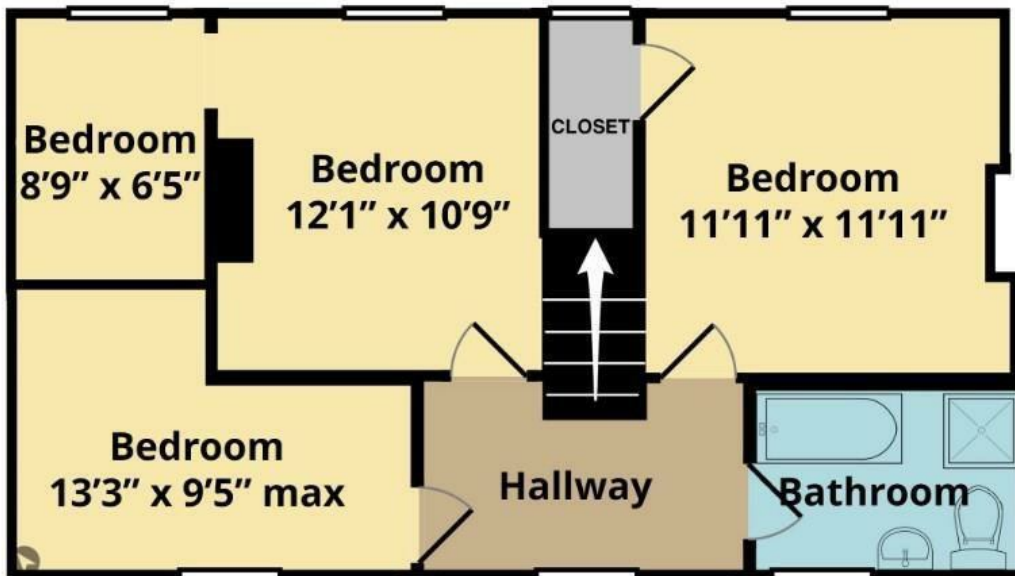


Accommodation

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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