

ROUNTHWAITE & WOODHEAD

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



NUTMEG COTTAGE, 9 ROSAMUND AVENUE, PICKERING, YO18 7HF

A well presented detached bungalow in a quiet sought after close that might benefit from some cosmetic updating and refurbishment

Entrance Hall

Shower Room

Attached Garage

Living Room

Separate WC

Drive Parking

Kitchen

uPVC Double Glazing

Gardens

Two Double Bedrooms

Gas Central Heating

Close to town centre

Boarded Loft

Covered Passageway

EPC Rating D

PRICE GUIDE: £325,000

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

Rosamund Avenue is a highly desirable area of mixed houses and bungalows built by H.L. Halder Ltd., situated to the North of the main Market Place on route to Pickering Castle and conveniently located for the town's main shopping facilities. Pickering provides a wide range of amenities and lies along the A170 Thirsk to Scarborough road allowing good road access to other neighbouring towns such as Kirkbymoorside, Helmsley and Malton.

Nutmeg Cottage (9 Rosamund Avenue) occupies a corner plot on a 'no through' road and offers neatly arranged, single storey accommodation with the front and side garden enjoying a southerly aspect. The property is neatly presented, all windows and external doors are uPVC double glazed. Additionally there is gas central heating and photovoltaic cells with battery capacity that keep running costs to the property very low. There is an attached garage to the western elevation with a useful internal side passage linking to the bungalow. Inside there is a spacious entrance hall that joins to two double bedrooms and a shower room with separate wc. The living room enjoys a dual aspect and has a serving hatch to a kitchen to the rear of the property. A boarded loft space offers potential to extend into subject to the relevant planning consents. Outside the attached Garage (16'11" x 9'3") has light and power connected and a hardstanding drive in front. The garden circles the bungalow with low maintenance beds to the front and lawns to the side and rear.

General Information

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

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 roundabout where the A170/169 join head West (towards Kirkbymoorside) along the A170 taking the immediate right filter lane into Pickering Market Place. At the top of Market Place take the right turn, signposted Burgate. Continue up the street taking the second right hand turn sign posted Norman Close. Travel a further 50 yards along this road with Nutmeg Cottage (9 Rosamund Avenue) being at the end of the close on the left hand side.

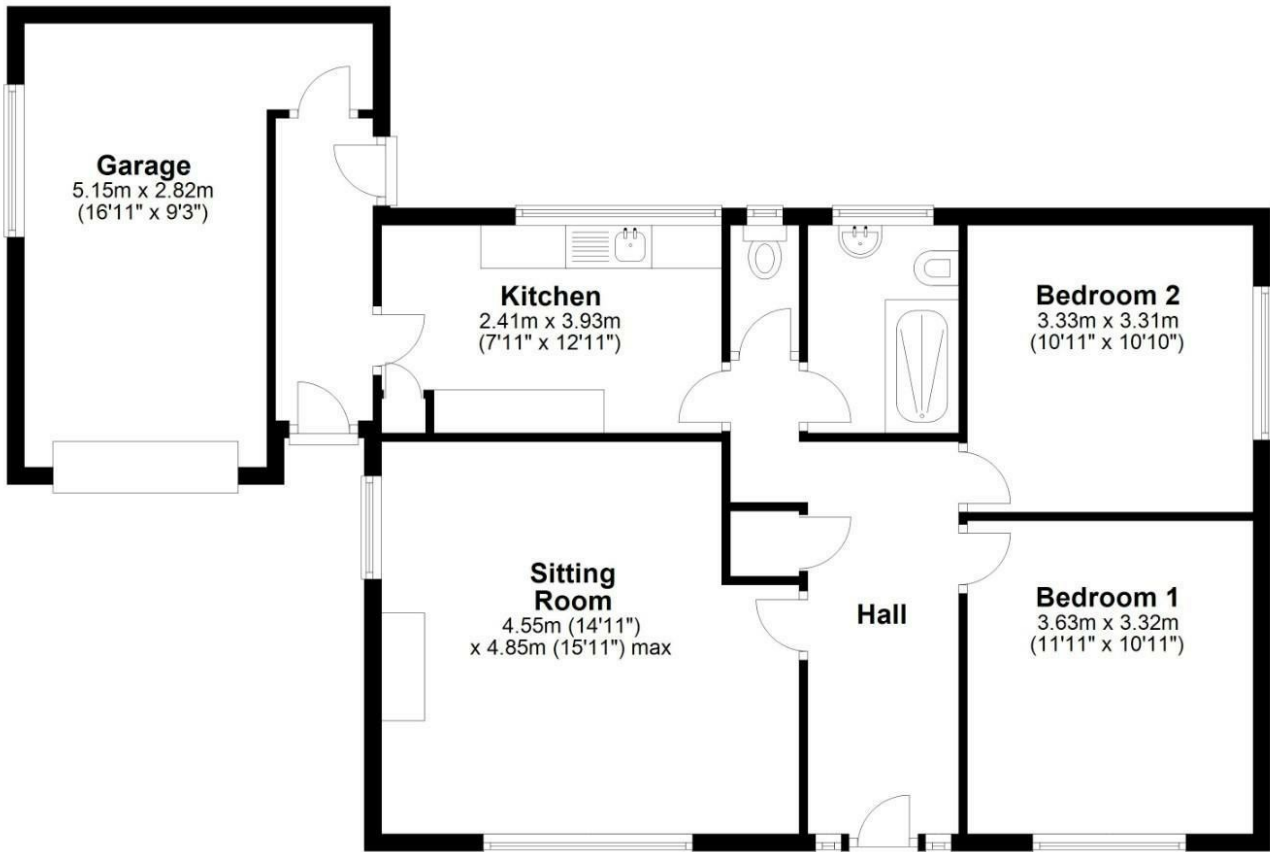
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 91.5 sq. metres (984.6 sq. feet)



Total area: approx. 91.5 sq. metres (984.6 sq. feet)

9 Rosamund Avenue, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	81
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			
		58	66
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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