

ROUNTHWAITE & WOODHEAD

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



14 MAUDON AVENUE, PICKERING, NORTH YORKSHIRE, YO18 7EJ

A semi detached house on a sizeable plot that might benefit from some refurbishment

Entrance Hall

Three Bedrooms

Drive Parking

Living Room

Gas Central Heating

Detached Garage

Kitchen

uPVC Double Glazing

Potential to Extend

House Bathroom

Front & Rear Gardens

EPC Rating D

PRICE GUIDE: £185,000

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.

Maudon Avenue is a street on the South Eastern side of the town lined primarily by similar red bricked, terraced properties built around the 1940's. Number 14 is a semi detached property that faces south onto Maudon Avenue and has a drive to its side that might offer a potential space to extend the accommodation or reinstate a garage. The property has an entrance hall with stairs that raise up to three bedrooms and a house bathroom with a coloured suite. The ground floor reception rooms are mostly open planned with a living room that spans the full depth of the house with separate sitting and dining areas along with a fitted kitchen to the rear. There are gardens to both the front and rear, the latter being down mostly to shrubs, lawn and extending to a timber framed detached garage.

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 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 into Pickering along the A169 from a Southerly (Malton) direction take the first right turn after the Mickle Hill retirement village sign posted Crossgate Lane. Take the next right turn onto Outgang Road and continue for a few hundred yards before turning right onto Maudon Avenue. No. 14 is on the left hand side, half way down the street, indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

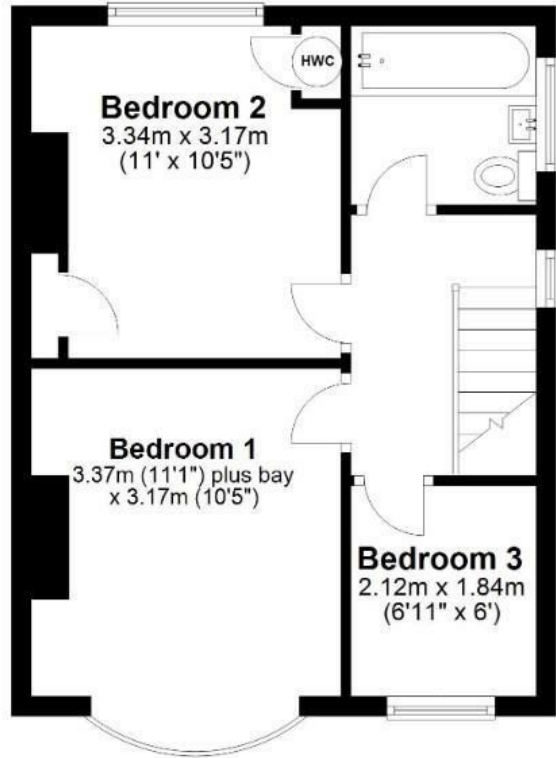
Ground Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 sq. feet)

14 Maudon Avenue, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 82 </div>
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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