

ROUNTHWAITE & WOODHEAD

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



48 WOODLANDS PARK, PICKERING, NORTH YORKSHIRE, YO18 7AH

A sizeable detached family home that overlooks open parkland

Entrance Hall

Cloakroom

Dining Kitchen

Sitting Room

Utility Room

Integrated garage

Four Bedrooms

(Master En suite)

House Bathroom

Gas Central Heating

uPVC Double Glazing

Drive Parking

Rear Lawned Garden

PETS CONSIDERED

EPC Rating C

RENT: £900 PER MONTH

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
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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 having regular rail links to the City of York and beyond. Pickering has a busy Monday Street market, a good selection of shops, schools and amenities which include doctors surgery, dentists and library.

Woodlands park is a development built by David Wilson Homes, to the Northern edge of the town, yet still a comfortable walk to its services. The Development of just over 90 homes covers a cross section of 2, 3, 4 and 5 bedroom properties that benefit from parkland to its northern flank. This in part has a footpath that offers a circuit to walkers and runners alike and is an area of civic amenity. The footpaths lead to the Newbridge cycle areas, the steam railway and the woods beyond.

No.48 is a detached four bedroom house located on the Northern Edge of the development that overlooks the parkland. The accommodation is over two floors with an entrance hall that leads to a ground floor cloakroom, a modern fitted kitchen with room for a dining table to the front of the house. The sitting room is at the rear and has patio doors that open onto the lawned rear garden. Access to the integrated garage is through the utility room and has an up an over door to its front and a personal door to the rear. Upstairs there are four bedrooms (three doubles and a single) the master having an en suite shower room and the other three served by a house bathroom.

To the rear there is a garden down to lawn with wood panel fencing and a hand gate that links to the front of the house. The landlords of this property want to let it for a period of no longer than one year. As a result they are prepared to allow pets although preference will be given to tenants without.

General Information

Services: Mains Gas, electricity and water are connected. Connection to mains drains. Gas central Heating. uPVC Double Glazing.

Council Tax: The property has been assessed by Ryedale District Council as Band D

Rent: £900 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. Pets allowed.

Tenancy: The property will be let on an Assured Shorthold Tenancy for a period of 12 months after which time the landlords will want the property returned to them.

Deposit: A deposit of one calendar months rent will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by Tenancy Deposit Solutions (www.mydeposits.co.uk).

Outgoings: Tenants will be responsible for payment of gas, electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).

Directions: From the roundabout in the centre of Pickering (along the A170) by the Forest and Vale Hotel, travel North up the A169, Whitby Road, past the church yard on the right. Woodlands Park is the new development on the left hand side. Turn onto the development and continue straight down to the end of the development with no. 48 being on the right hand side.



Accommodation

Ground Floor

Approx. 88.2 sq. metres (733.6 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



Total area: approx. 136.0 sq. metres (1464.0 sq. feet)

48 Woodlands Park, 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			
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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