

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



WOODLEA, DALESIDE ROAD, ROSEDALE ABBEY, PICKERING, YO18 8SE

A semi detached, period property in the heart of the North York Moors National Park

Entrance Hall

Kitchen

Utility Room

Conservatory

Cloakroom

Sitting Room

4 Bedrooms

Shower Room

Bathroom

Part Double Glazing

Oil Fired Central Heating

EPC Rating F

PRICE GUIDE: £435,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Woodlea comprises a four bedroom semi detached, period house offering good size family accommodation arranged over three floors. Situated along Daleside Road (a typical farm track) at the foot of Chimney Bank, approx half a mile from the village itself, the house affords stunning views across the Rosedale valley. Rooms are of generous proportions with practical wood or tiled flooring throughout the ground floor, and carpeting elsewhere. The sitting room/diner has an open fire which is a particularly welcoming feature during the cooler months and the seat in the bay window provides a good place sit to take in the views. To the rear of the kitchen is a useful utility/boot room for muddy wellies or wet dogs and on the south eastern side of the house, a large conservatory (with tiled roof) includes a wood burning stove and overlooks the garden. With a family bathroom on the first floor and shower room on the second, all four bedrooms are well catered for. There is oil fired central heating throughout and several windows are double glazed.

There is plenty of outside space for the keen gardener with an expanse of lawn at the front and to the side of the house bordered by established shrubs and trees. There is a level hard standing area towards the bottom of the garden; a perfect place to put a garden shed and/or workshop. Boundaries are clearly defined by either stone wall, hedge or fence and car parking is within the boundary on the lane in front of the property.

General Information

Services: Mains water and electricity are connected. Oil fired central heating. Drainage to septic tank.

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion.

Council Tax: Rated band E.

Local Authorities: North York Moors National Park, Helmsley. Tel: 01439 770657
North Yorkshire Council Tel: 01653 600666

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034

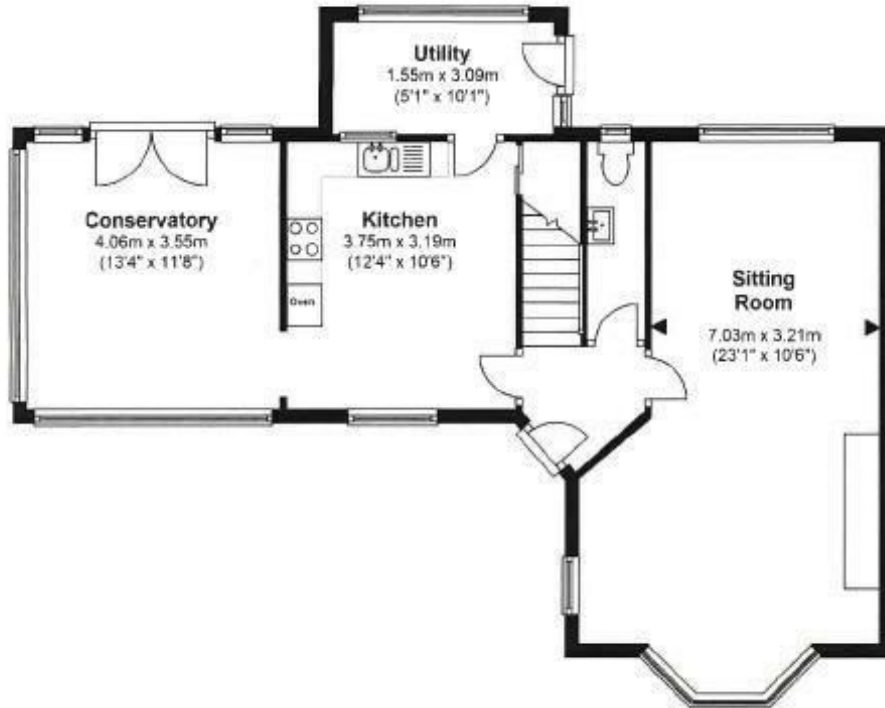
Rosedale Abbey, once a bustling and noisy hive of industrial activity is now a place of peace and quiet, beauty, fresh air, great walking, good food and more history than you can imagine! Rosedale Abbey is a pretty moorland village located in a stunning valley in the heart of the North York Moors National Park, an area of rolling hills and deep valleys. The village consists of a collection of quaint, former miners cottages, a reputable primary school, tea rooms and a village shop for basic every day essentials.



Accommodation

Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



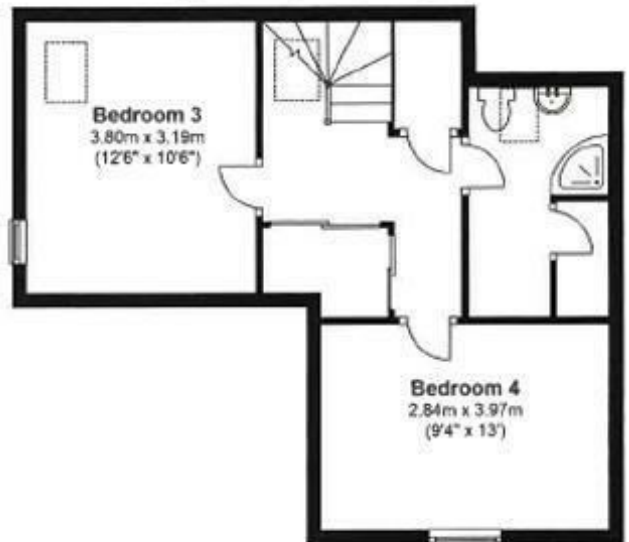
First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Second Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



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		
		84
	36	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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