

# ROUNTHWAITE & WOODHEAD

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



## 18 WESTLANDS, PICKERING, NORTH YORKSHIRE, YO18 7HJ

A smartly presented semi detached house  
located down a popular close to the Northern edge of the town

Entrance Hall

Cloakroom

House Bathroom

Sitting Room

Side Porch

Integrated Garage

Dining Room

Three Bedrooms

Front & Rear Gardens

Kitchen

(Master En Suite)

EPC Rating C

**PRICE GUIDE: £265,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto:rounthwaite-woodhead@btconnect.com)

[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)

## Description

Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday street market and amenities that include Doctors surgery, Dentists, Library and schools for all ages. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where a service links to London in little over two hours.

Westlands is located to the Northern edge of the town and is a quiet close made up of a mixture property type; from detached relatively recently built bungalows to older terrace and semi detached houses. Number 18 is thought to have been constructed in the 1980's and is a brick built semi detached house with an integrated garage, ample drive parking and a private rear garden. Inside the current owners have done some significant refurbishment to offer beautifully presented accommodation that includes a newly fitted kitchen with integrated white goods that links to a separate dining room with double doors that open into a good sized sitting room. There is a front entrance hall and a useful side porch along with a ground floor cloakroom. Upstairs there are three double bedrooms with the master having an en suite shower room and the two further bedrooms being served by the house bathroom.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. uPVC Double glazing. Solar thermal panels offering supplementary water heating. 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: Once in Pickering, from the roundabout where the A170/169 join, head North (towards Whitby) along the A169. Travel up the hill for a few hundred yards taking the left turn, signposted Westlands. Continue approximately 100 yards with no.18 being located on the right hand side.

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

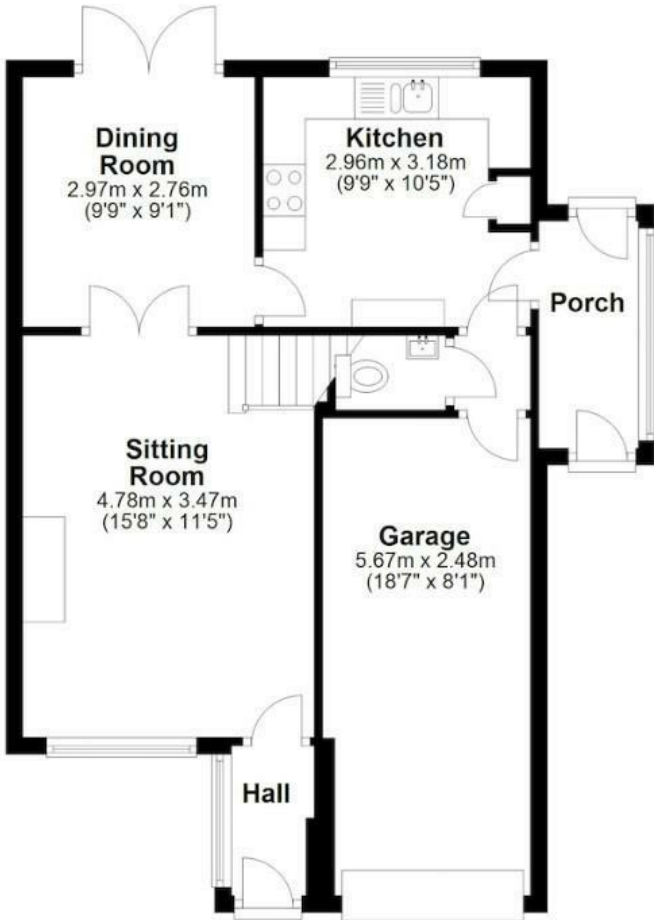




# Accommodation

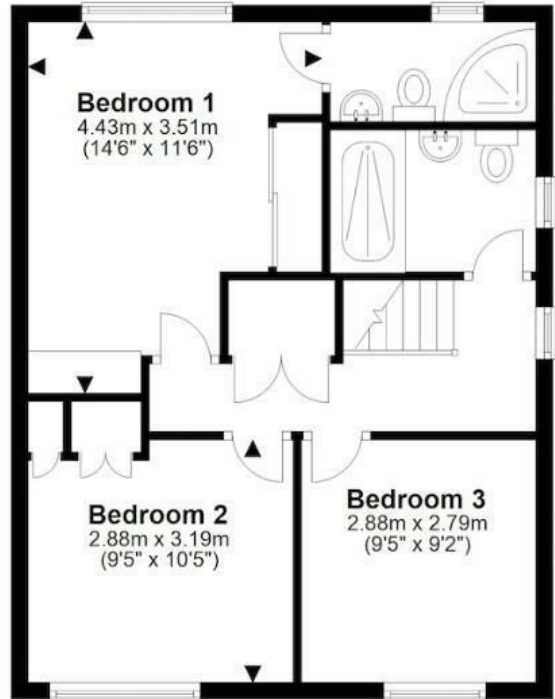
## Ground Floor

Approx. 64.9 sq. metres (698.6 sq. feet)



## First Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Total area: approx. 112.3 sq. metres (1209.0 sq. feet)

**18 Westlands, Pickering**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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