

ROUNTHWAITE & WOODHEAD

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



53 WESTLANDS, PICKERING, NORTH YORKSHIRE, YO18 7HJ

A spacious and immaculately presented, detached bungalow that is located but a comfortable stroll from the towns amenities

Entrance Hall

Sitting Room

Dining Kitchen

Utility Room

Three Bedrooms

(Master En Suite)

House Bathroom

Gas Central Heating

uPVC Double Glazing

Photovoltaic Cells

Garage

Drive Parking

South Facing Garden

Quiet Close

EPC Rating D

PRICE GUIDE: £395,000

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 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 53 is a detached brick built bungalow in the centre of the close with plenty of parking, an attached garage and a Southerly facing garden. It offers beautifully presented ground floor accommodation that includes a sitting room with patio doors opening onto the garden and a recently fitted dining kitchen with a separate utility room. There are three double bedrooms; with one having an en suite shower room. One of these three is also currently used as a study with a house bathroom serving the rest of the property.

General Information

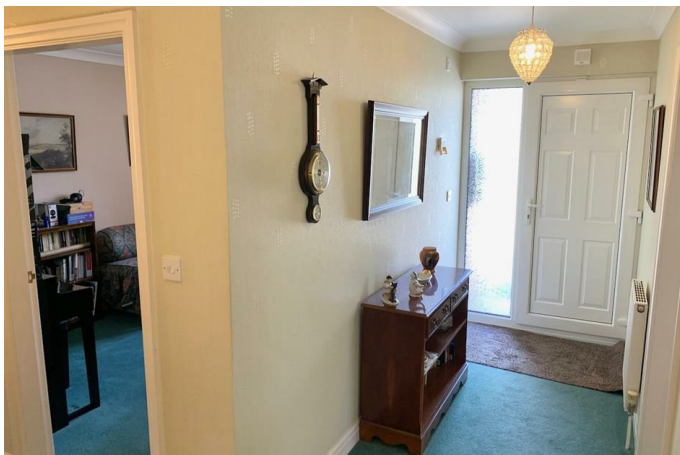
Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. Photo voltaic Cells with battery storage. EV charging point. Telephone connection subject to the usual British Telecom Regulations.

Council Tax: We are informed by Ryedale District Council that this property falls in band E

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. Follow the road around the corner with no.53 being on your left hand side.

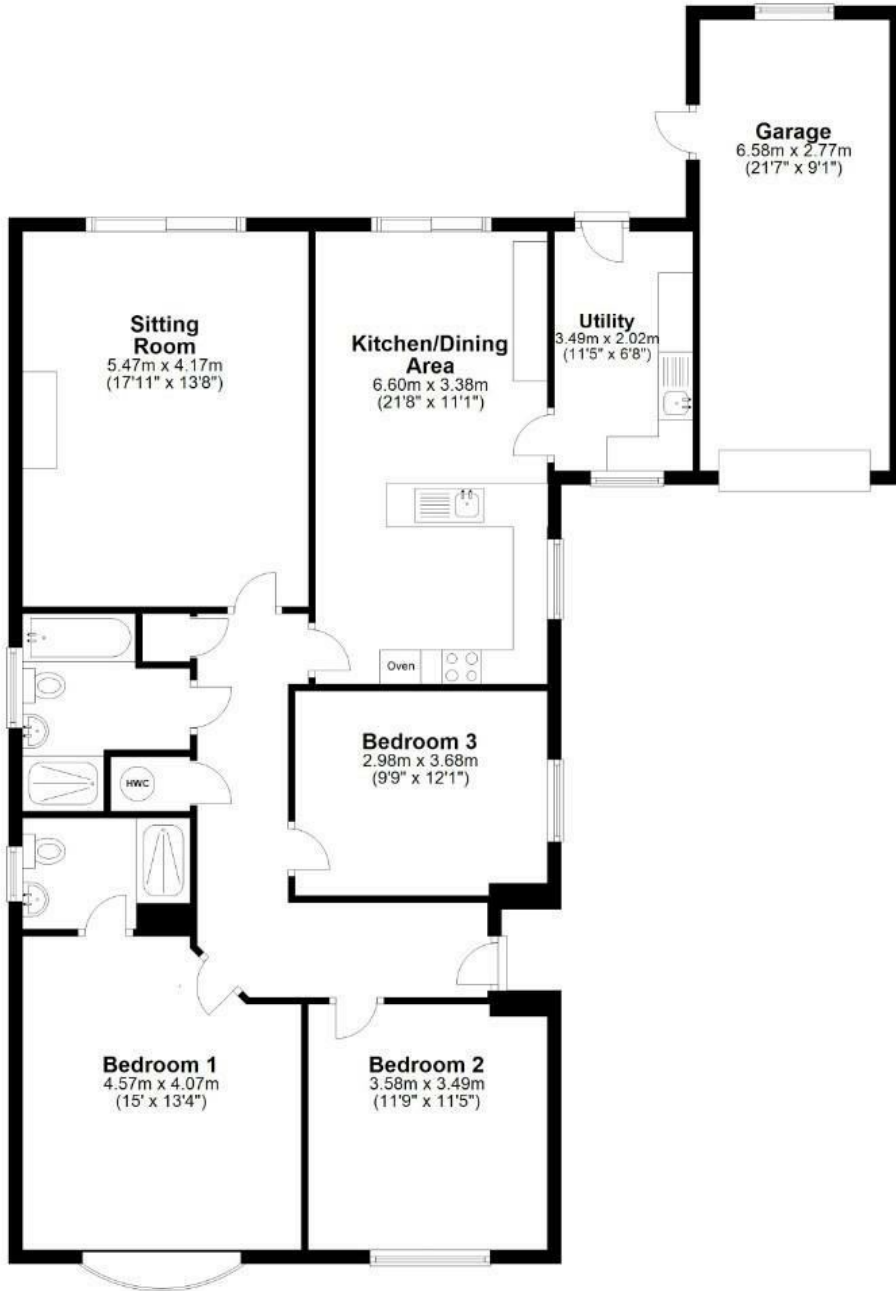
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 138.4 sq. metres (1490.2 sq. feet)



Total area: approx. 138.4 sq. metres (1490.2 sq. feet)

53 Westlands, 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			
		65	70
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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