

ROUNTHWAITE & WOODHEAD

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



25 NORTHWAY, PICKERING, NORTH YORKSHIRE, YO18 8NN

**A well proportioned, detached, brick built house
positioned at the top of a highly regarded & quiet close**

- | | | |
|--------------------------|--------------------------|--------------------------------|
| Porch | Kitchen | Gas Central Heating |
| Entrance Hall | Utility Room | uPVC Double Glazing |
| Living Room | House Bathroom | Integrated Garage |
| Dining Room/Study | Three Bedrooms | Front & Rear Garden |
| Cloakroom | (Master En Suite) | EPC Rating D |

PRICE GUIDE: £380,000

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

Northway is a quiet cul-de-sac located to the North Western edge of Pickering. This development was built in the late 1970's and is made up of a mixture of houses and bungalows that are both individual in appearance and come with larger than average gardens. No.25 has a Westerly aspect and is located near the top of this close. The property sits in the middle of its generous plot with its front garden currently down mostly to gravelled parking. The private rear garden wraps around the house and is large enough to potentially extend into with a conservatory subject to planning consents.

Inside and beyond the front storm porch is a welcoming entrance hall that extends into a living room with space for a dining table and a feature fireplace with a gas stove. Off this room is a another reception room currently used as a study. The kitchen is to the rear of the house and links to a separate utility room which in turn has a door accessing the integrated garage. Upstairs there are three bedrooms; with the master having an en suite shower room. The other two bedrooms are served by the house bathroom.

General Information

Location: 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 has a train station with regular links to the City of York and services beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas fired central heating. uPVC Double Glazing. Telephone connection subject to the usual British Telecom Regulations.

Council Tax: We are informed by North Yorkshire Council that the property is Band E

Tenure: We are advised by the Vendor that the property is freehold and that 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.

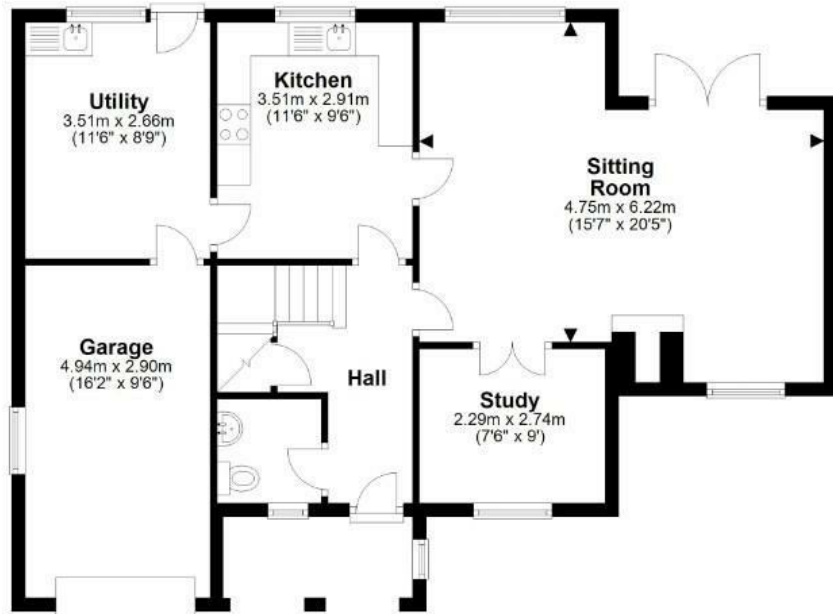
Directions: Travelling into Pickering along the A170, from a Westerly (Helmsley) direction take the first exit left past the petrol station in Middleton. Travel a couple of hundred yards then taking the next available left turn signposted Northway. Continue up this road for a further few hundred yards with no.25 being at the top of the close on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

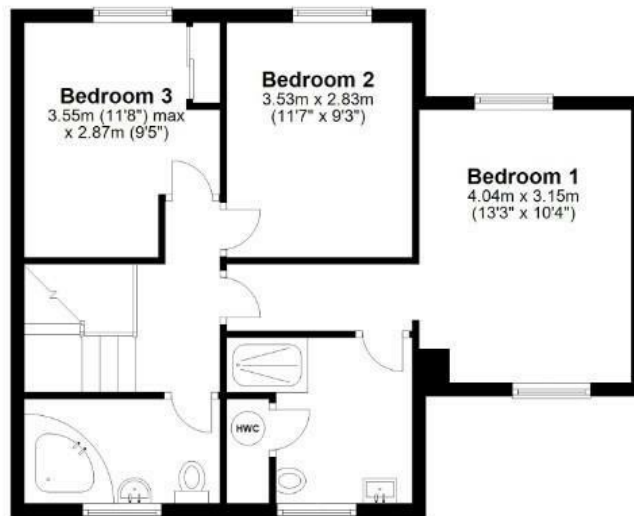
Ground Floor

Approx. 81.1 sq. metres (872.8 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 135.4 sq. metres (1457.4 sq. feet)

25 Northway, Pickering

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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
(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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