

# ROUNTHWAITE & WOODHEAD

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



## 6 SCHOOL ROW, ROSEDALE EAST, PICKERING, YO18 8RQ

**A recently refurbished and immaculately presented terrace cottage that is surrounded by outstanding views of the National Park**

<b>Entrance</b>	<b>Loft room with En Suite</b>	<b>Small Brick Fuel Store</b>
<b>Sitting Room</b>	<b>uPVC Double Glazing</b>	<b>Summer House + Shed</b>
<b>Dining Kitchen</b>	<b>Electric Heating</b>	<b>Overlooking Farmland</b>
<b>Two Bedrooms</b>	<b>Front &amp; Rear Gardens</b>	<b>EPC Rating E</b>
<b>House Bathroom</b>	<b>Private Drive Parking</b>	

**PRICE GUIDE: £295,000**

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

## Description

School Row is an attractive terrace of stone under slate roof cottages situated just over a mile north of Rosedale Abbey. Historically they were occupied by the workers of the old iron mines and lime kilns and stand prominently surrounded by open countryside and their rear gardens are flanked by farmland.

No.6 is a mid terrace cottage that over recent years has been modernised, refurbished and cherished by the current owners. The property has undergone a significant program of improvement as well as converting the roof void into a useable loft room. The accommodation has a sitting room with a log burning stove to the front of the cottage and a fully fitted high specification dining kitchen to its rear. The first floor has two double bedrooms served by a luxurious bathroom with walk in shower. Stairs rise from the landing into a beautifully presented loft room (currently furnished as a bedroom) that also has its own en suite WC.

Outside there is a long south facing garden to the front down primarily to lawn and with a flagged patio immediately adjoining the front of the cottage. To the rear there is an area of hard standing used as car parking beyond which there is a small brick outbuilding, a timber framed shed, further lawn and a wooden summer house at the end of the garden. This property has been used as a second home but might just as easily be utilised as a full time residence for a purchaser looking to live in a rural environment.

## General Information

**Location:** Rosedale Abbey nestles deep in the heart of the North York Moors National Park, truly one of the most picturesque villages in Ryedale surrounded by rolling hills and stunning scenery. Situated some 7.5 miles north of the A170 Thirsk to Scarborough road, Rosedale Abbey has a small primary school, glass studio, village stores/tearooms and two pubs. The nearby market towns of Pickering and Kirkbymoorside offer a good choice of shops, schools and other local amenities.

**Services:** Mains water and electricity are connected. Connection to mains drains. Electric Heating. Underfloor heating in both kitchen and house bathroom.

**Council Tax:** We are informed by North Yorkshire Council that this property falls in band C

**Tenure:** We are advised by the Vendors that the property is freehold and 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

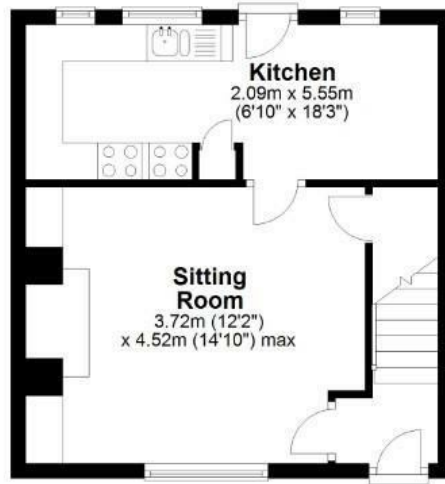
**Directions:** Travelling up from the A170, follow signs to Rosedale. Continue through the village heading north, passing Bell End Farm on the Right hand side. Stay on this road until the road forks taking the left fork sign posted Dale Head only. School Row is the next block of terrace cottages on the right hand side of the road.



# Accommodation

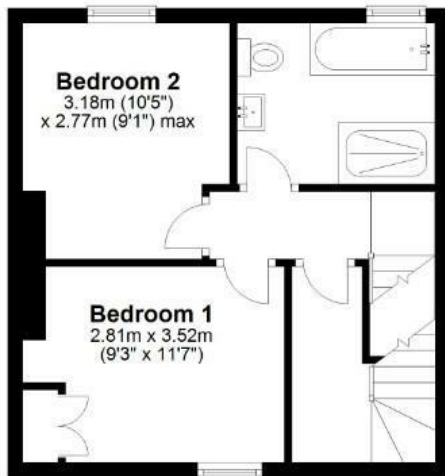
## Ground Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



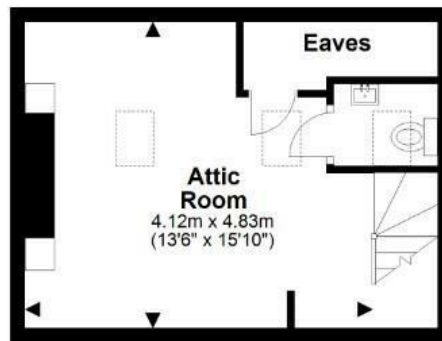
## First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



## Second Floor

Approx. 22.9 sq. metres (246.0 sq. feet)



Total area: approx. 88.5 sq. metres (952.1 sq. feet)

**6 School Row, Rosedale East**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>100</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 energy efficient - higher running costs	
England & Wales	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	
England & Wales	EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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