

ROUNTHWAITE & WOODHEAD

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



34 COSTA WAY, PICKERING, NORTH YORKSHIRE, YO18 8LY

**A detached bungalow occupying a good sized plot
down a quiet close on the western outskirts of the town**

Entrance Porch

Entrance Hall

Sitting Room

Dining Kitchen

Garden Room

Three Bedrooms

(Master En Suite)

Family Bathroom

Gas Central Heating

uPVC Double Glazing

Drive Parking

Double Garage

Private Rear Garden

Quiet cul-de-sac

EPC Rating D

PRICE GUIDE: £290,000

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

Costa Way is located on the South Westerly edge of Pickering. It is a cul-de-sac believed to have been built in the mid 1970's and is lined by brick built houses and bungalows. No.34 is a detached bungalow which stands proudly on a good sized plot and being in a quiet close this bungalow offers a safe environment for families and is a comfortable walk to the nearby schools and town centre's amenity.

Inside the bungalow there is an entrance hall with storage cupboards, a living room to the front of the bungalow which adjoins to a dining kitchen with fitted storage units. Sliding doors open into a garden room overlooking the rear lawn and that also offers a covered entry into the double garage. There are three bedrooms, with the master having an en suite shower room and a family bathroom serving the other two.

Outside there is a double garage with drive parking to its front and an additional gravelled area to its side. A footpath runs around the property accessing the private rear garden which is down mostly to lawn with a paved patio area. The garden also comes with a timber framed summer house and additional green house.

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 Intercity service 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. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. uPVC Double glazing. 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: Travelling into Pickering along the A170 in an Easterly (from Kirkbymoorside) direction take the second turn on the right after the Middleton garage/supermarket; sign posted Westgate Carr Road. Take the next available left turn on to Costa way with no.34 being on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. Postcode: YO18 8LY

Viewing Arrangements: Strictly by prior appointment through the Agents:

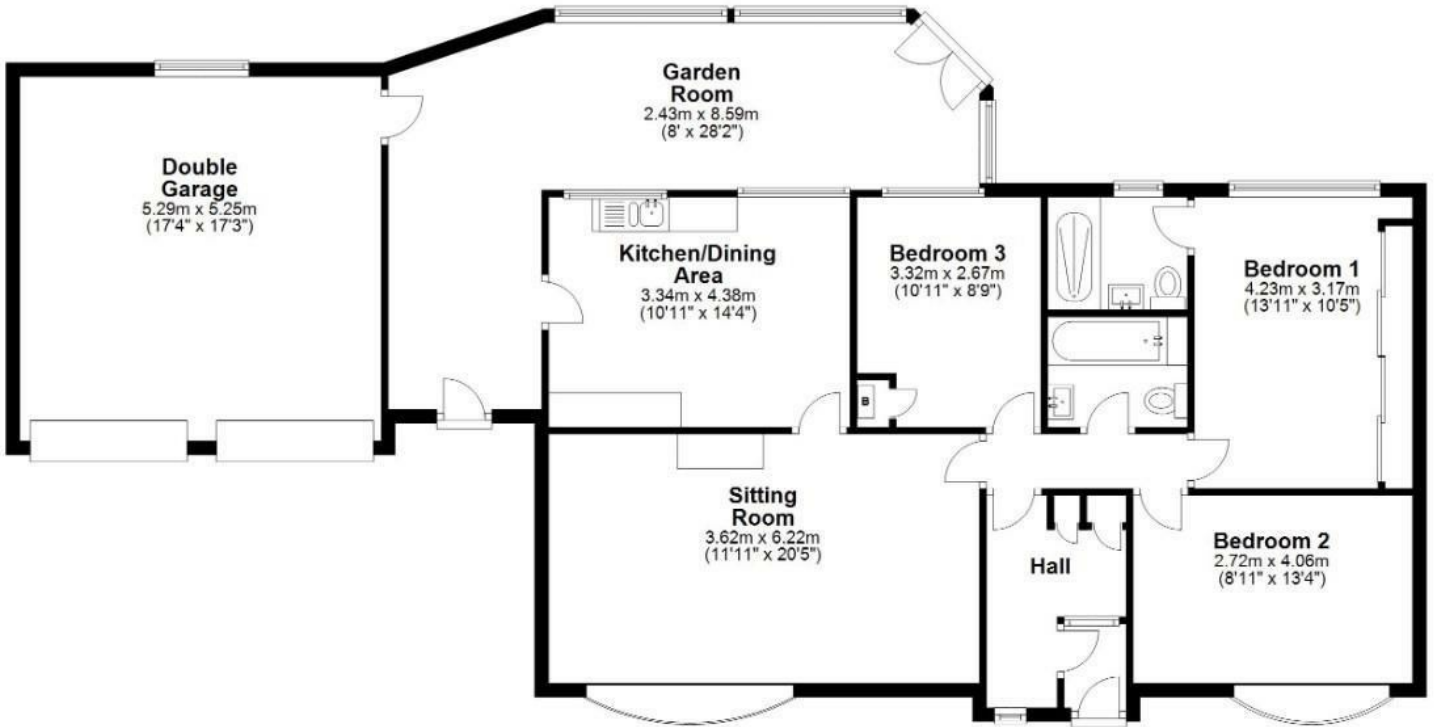
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 145.5 sq. metres (1566.2 sq. feet)



Total area: approx. 145.5 sq. metres (1566.2 sq. feet)

34 Costa Way, Pickering

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(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	80
(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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