

ROUNTHWAITE & WOODHEAD

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



5 KELD CLOSE, PICKERING, NORTH YORKSHIRE, YO18 8NJ

**A well appointed and surprisingly spacious detached bungalow
down a quiet close and within a comfortable walk of the town's amenities**

Entrance	Four Bedrooms	Ample Parking
Sitting Room	Shower Room	Brick Set Drive
Dining Kitchen	Gas Central Heating	Private Rear Garden
Utility Room	uPVC Double Glazing	Wooden Shed with WC
Bathroom	Integral Garage	EPC Rating D

PRICE GUIDE: £440,000

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

Keld Close is a peaceful cul-de-sac of detached bungalows located just off Middleton Road on the western periphery of Pickering. 5 Keld Close is a detached dormer bungalow offering light and airy accommodation arranged over two floors with the benefit of uPVC double glazing and gas central heating. The property has been well maintained and has quite recently had a new boiler installed.

There is a good sized dining kitchen overlooking the private rear garden and a sitting room that spans the full depth of the bungalow with an electric fire and patio doors that open onto a rear patio. The ground floor has a bathroom with a panel bath, shower cubicle and wc that serve two good sized double bedrooms (one currently used as a study). There is also a sizeable utility room that links the kitchen to both the rear garden and the garage. Upstairs there are two further bedrooms (the larger with a wash hand basin) and masses of eaves storage. The pair are served by a shower room off the landing.

To the front of No. 5 is a brick set drive that offers plenty of off street parking. A footpath extends around the property to the rear garden. This is divided into an area of lawn and terraced kitchen garden with a productive apple tree in its centre. The current owners have also had a good sized timber framed outhouse that could be used as both a workshop, hobby room and potting shed. This building also has the benefits of a "Gardening Loo" and associated wash hand basin.

General Information

Location: 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.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Recently installed gas central heating boiler. UPVC double glazing.

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

Directions: Travelling along the A170 in an easterly (towards Pickering) direction, take the first left turn after the petrol station in the village of Middleton. This road is called Middleton Road. Continue along it for approximately 400 yards. Keld Close is on the right-hand side with No. 5 being about way down the close, on the right-hand side.



Accommodation

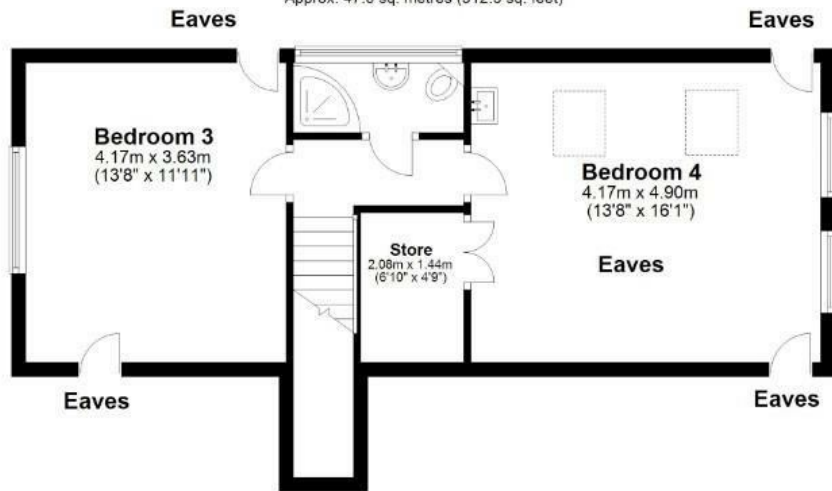
Ground Floor

Approx. 110.1 sq. metres (1185.1 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 157.7 sq. metres (1697.3 sq. feet)

5 Keld Close, Pickering

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(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	
(81-91) 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
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