

ROUNTHWAITE & WOODHEAD

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



3 CUDDY BROWN CLOSE, PICKERING, NORTH YORKSHIRE, YO18 7EU

A semi detached bungalow at the end of a quiet cul-de-sac
that is a comfortable walk to the town's amenities

Entrance Hall

Bathroom

Front & Rear Garden

Sitting Room

Two Bedrooms

Detached Garage

Kitchen

Gas Central Heating

EPC Rating D

PRICE GUIDE: £225,000

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 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.

Cuddy Brown Close is an established development to the Eastern side of the town, yet a comfortable ten minute walk into Pickering's centre. No.3 is located at the very end of this quiet cul-de-sac and is a semi-detached bungalow with a garage, drive parking and gardens to its front and rear. There is a south facing sitting room over looking the close with ample space for a dining table. The fitted kitchen is at the side of the bungalow and extends to an inner hall accessing two double bedrooms and a bathroom. The hall also offers access, via a pull down ladder, to the loft space that some of the bungalows on the street have converted into further accommodation.

Outside both front and rear gardens are down mostly to lawn and the drive that runs to the side of the bungalow leads to a detached brick built garage.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. Telephone connection subject to the usual British Telecom Regulations.

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.

Directions: To access the property by car and approaching Pickering from an Easterly direction along the A170 take the third available right turn sign posted Hawthorne Lane. Follow the road around the curve taking the second turn on the right, sign posted Cuddy Brown Close. Travel a further 100 yards down this street baring left and No.3 is on the right hand side at the bottom of the close indicated by a Rounthwaite & Woodhead 'For Sale' board.

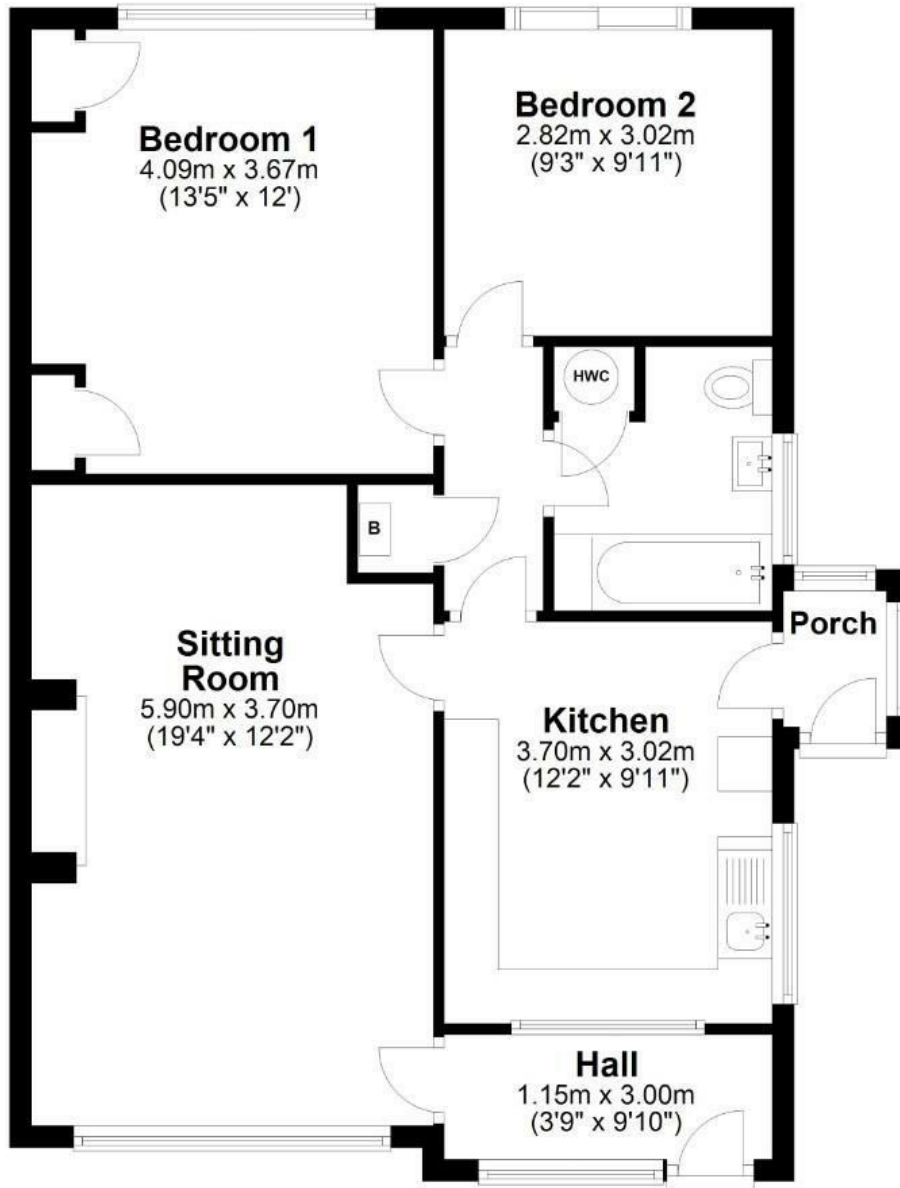
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

3 Cuddy Brown Close, Pickering

Energy Efficiency Rating	
	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	
Current: 55	Potential: 85
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current: 55	Potential: 85
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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