

ROUNTHWAITE & WOODHEAD

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



12 EASTFIELD ROAD, PICKERING, NORTH YORKSHIRE, YO18 7HU

An attractive, semi detached period property located on the Eastern side of town

Entrance Hall

Sitting Room

Living Room

Dining Kitchen

Boot Room

Three Bedrooms

Bathroom

Gas Central Heating

uPVC Double Glazing

Front & Rear Gardens

Drive Parking

Garage/Workshop

Greenhouse

EPC Rating D

NO ONWARD CHAIN

PRICE GUIDE: £260,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
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Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity train Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle.

Eastfield Road is located to the Eastern edge of Pickering but is still a comfortable stroll from the amenity of the town centre. It is made up of a mixture of modern bungalows and older period properties. (Northville) 12 Eastfield Road is a semi detached brick built house thought to date back to the 1920's. It has a Westerly front aspect, with a drive that extends along side the property to a garage/workshop. The accommodation is surprising spacious with the rooms all having high ceilings. The two ground floor reception rooms will once have been separate but are now linked by folding doors that can open to offer a sizeable open plan living room. The front room has an attractive open fire with surround and the second room has a multi-fuel stove. There is a dining kitchen with recently fitted storage units and the dining end adjoins a boot room that over looks the rear garden. Upstairs there are three bedrooms and a fairly recently replaced bathroom.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. uPVC Double Glazing.

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 that vacant possession will be given upon completion.

Directions: Travelling along the A170 into Pickering from an Easterly (Scarborough) direction take the second turning on the right hand side signposted Eastfield Road. Following the numbers up the street with no.12 being on the right hand side.

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



Accommodation

Ground Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



First Floor


Approx. 49.2 sq. metres (529.5 sq. feet)




Total area: approx. 106.9 sq. metres (1150.3 sq. feet)

12 Eastfield Road, Pickering

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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