

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



112A OUTGANG ROAD, PICKERING, NORTH YORKSHIRE, YO18 7EL

A beautifully presented and detached property only a short walk from the town centre

Entrance Hall

Living Room

Garden Room

Kitchen

Utility Room

Shower Room

Three Bedrooms

Family Bathroom

Gas Central Heating

uPVC Double Glazing

Private Rear Garden

Good Sized Garage

Lots of Parking

EPC Rating C

PRICE GUIDE: £395,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 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. Outgang Road is located on the Southern edge of Pickering branching off the A169, Pickering Road and running parallel to the A170 on its Southern side. It is conveniently located for the swimming pool, Pickering's Sports club and is also less than a five minute walk to the shops. No. 112a is located about half way down Outgang Road on the Southern side of the road.

This detached property was built in 2005 and stands at the front of its sizeable plot with ample hard standing/parking and a detached one and a half width garage. Although this outside space might suit a purchaser with a motorhome or multiple vehicles it has in the past had planning permission for use as a building plot. The property itself has a light and airy living room that links to a garden room to the rear. There is a fitted kitchen, an additional utility room and a ground floor shower room. Upstairs there are three bedrooms (one currently used as a study) and a family bathroom.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating. Under Floor Heating to the ground floor. uPVC Double glazing. Telephone connection subject to the usual British Telecom Regulations.

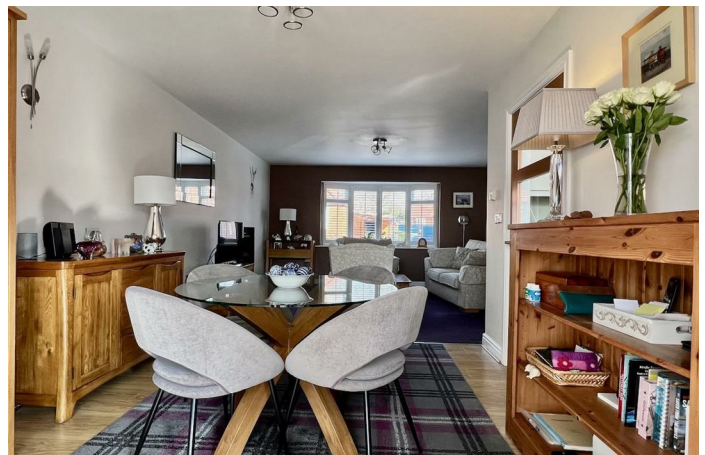
Council Tax: We are informed by North Yorkshire Council that this property falls in band C

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 a southerly direction along the A169 take the next available right turn immediately after the Mickle Hill Retirement Development; sign posted Crossgates Lane. Take the next right turn after the Forestry Department buildings. 112a Outgang Road is on the right hand side of the road indicated by a Rounthwaite & Woodhead 'For Sale' board.

Viewing Arrangements: Strictly by prior appointment through the Agents:

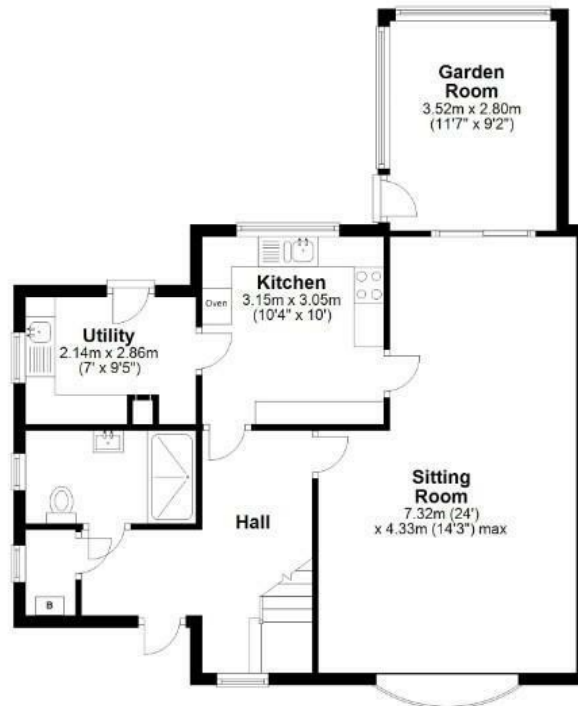
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

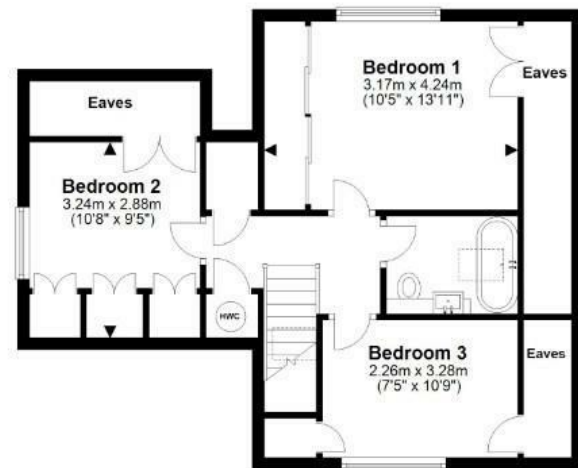
Ground Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



First Floor

Approx. 53.5 sq. metres (576.4 sq. feet)



Total area: approx. 125.8 sq. metres (1354.0 sq. feet)

112a Outgang Road, Pickering

Energy Efficiency Rating

	Current	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		
	74	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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
www.rounthwaitewoodhead.co.uk

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