

ROUNTHWAITE & WOODHEAD

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



1 UNDERCLIFFE, PICKERING, NORTH YORKSHIRE, YO18 7BB

**A handsome Victorian Town House close to the centre of Pickering
and overlooking the North York Moors Steam Railway Line**

Vestibule	Side Porch	Shower Room
Entrance Hall	Cloakroom	Gas Central Heating
Sitting Room	Five Bedrooms	Garden
Study	(Master En Suite)	Drive Parking
Dining Kitchen	Bathroom	EPC Rating E

PRICE GUIDE: £525,000

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

Undercliffe is one of the older streets in Pickering that extends in a Northerly direction from the central market place. It runs along side the platform and tracks of the North York Moors Steam Train and is lined by an assortment of property type but mostly older character cottages. No.1 Undercliffe is a detached Victorian town house with a Westerly front aspect and a good sized garden that runs to its northern side. At the end of the garden there are steps down to an area of private parking.

Inside the accommodation is over three floors and has a wealth of character as well as period features. All the rooms are of good proportion, with high ceilings and plenty of natural light. From the central front vestibule and entrance, the layout on the ground floor offers a dining kitchen with a log burning stove and steps up to the patio and garden. There is a separate sitting room to the front of the house and an adjoining study to the rear. The first floor has three good double bedrooms (one having an en suite shower room) as well as a family bathroom. From the landing stairs once more rise to the second floor where there are a further two double bedrooms served by a shower room and with plenty of eaves storage.

The garden is split over a number of differing levels with a sandstone flagged patio adjoining the porch that links from the kitchen. From here there are steps up to an area of lawn which is flanked by a sloping area of garden planted with mature shrubs and trees.

General Information

Location: Pickering is a thriving market town found at the foot of the North York Moors National Park, with excellent links to the East Coast and City of York where the Intercity Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, well respected schools for all ages and amenities that include Doctors surgery, Dentist 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.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating.

Council Tax: We are informed by North Yorkshire Council that the property falls into band F.

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 472800/430034

Directions: From the roundabout where the A170/169 join head West (towards Kirkbymoorside) along the A170. Turn right at the traffic lights next to the Lidl supermarket; sign posted The Ropery. Continue just a few hundred yards up the street past the Steam train station on your left located on Park Street. Number 1 Undercliffe is found on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

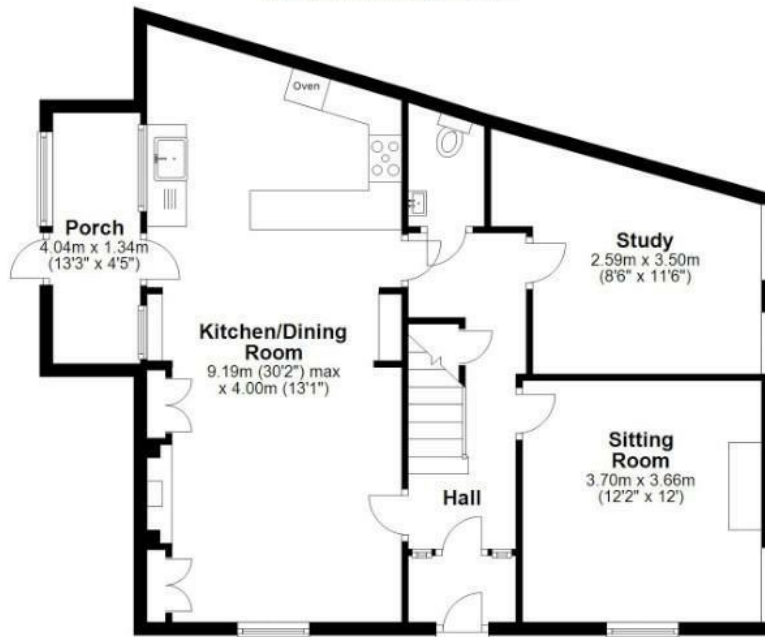
Post code: YO18 7BB



Accommodation

Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



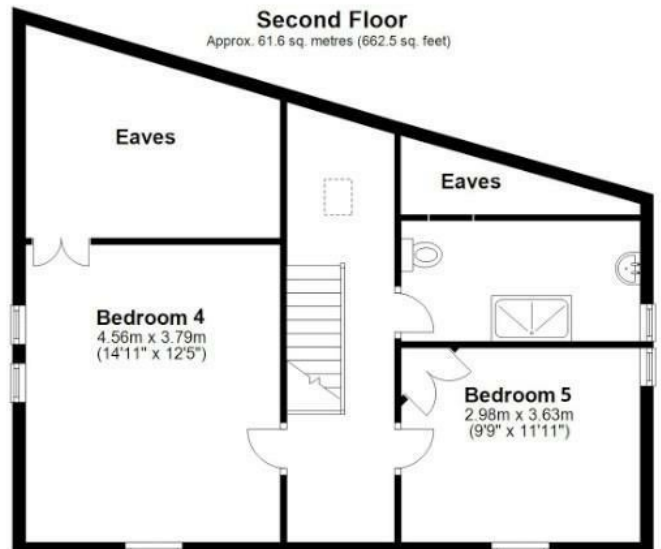
First Floor

Approx. 73.5 sq. metres (791.3 sq. feet)



Second Floor

Approx. 61.6 sq. metres (662.5 sq. feet)



Total area: approx. 213.2 sq. metres (2294.7 sq. feet)

1 Undercliffe, 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		
	52	80
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
www.rounthwaitewoodhead.co.uk

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