

ROUNTHWAITE & WOODHEAD

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



28 MICKLE HILL, PICKERING, NORTH YORKSHIRE, YO18 7NB

**A spacious and well presented bungalow enjoying Southerly views,
centrally positioned on this highly regarded retirement development**

Entrance Hall	First Floor Bedroom	Brick Set Patio
Sitting Room	En Suite Bathroom	24hr Emergency Alarm
Dining Kitchen	Gas Central Heating	On Site Facilities
Shower Room	uPVC Double Glazing	Communal Grounds
Ground Floor Bedroom	Drive Parking	EPC Rating B

PRICE GUIDE: £328,000

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 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 road links to the East Coast, City of York and neighbouring market towns of Helmsley and Kirkbymoorside. The Coastliner bus service runs frequent buses through Pickering linking with Malton and its train station that provides a direct line to York and its London to Edinburgh service. Pickering has a good range of shops, 2 supermarkets, a Monday street market, doctors surgery, dentists and library.

Mickle Hill was designed specifically to cater for the needs of retirement living. The development consists of one and two bedroom apartments and two bedroom bungalows for the over 60s. Rangeford Villages provide Domiciliary Care at the Village and a 24-hour emergency call system via call points within your home. The development, unlike other retirement options offers a community living experience that includes a cafe bistro, hair & beauty salon, library and IT suite, a gym, residents lounge, cinema, convenience shop and activity/craft room within the central pavilion all set within well kept landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply) and a laundry service if required. No.28 is a two bedroom bungalow located on the Southern side of the Pavilion building and benefits from having drive parking and the use of its own seating area outside of the sitting room patio doors. From the front entrance hall there is a useful under stairs cupboard and a sizeable, living kitchen that has space enough for a dining area as well as a fitted kitchen with integrated white goods. The Sitting room is light and airy looking out onto the gardens and this view is shared with the ground floor double bedroom and an adjoining 'Jack & Jill' shower room. Upstairs there is a good double bedroom with its own en suite bathrooms and linen cupboard.

General Information

Services: Gas, Water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central Heating. uPVC Double Glazing.

Council Tax: We are informed by North Yorkshire Council that the property falls in band B.

Service Charge: A monthly management service charge of £334.09 is currently payable and covers the following:-

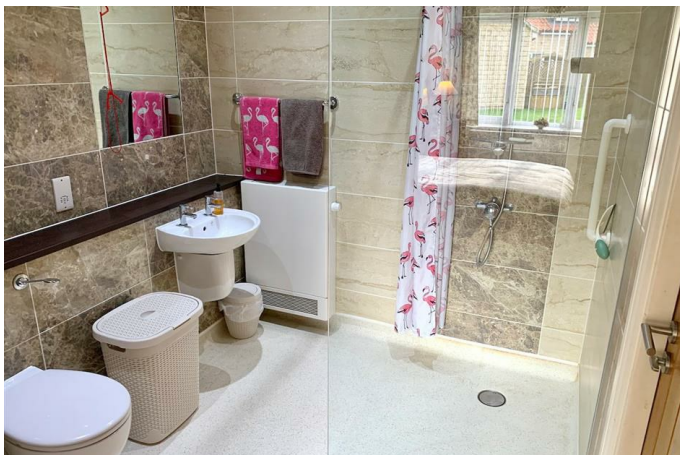
- Communal cleaning and maintenance
- Cleaning of external windows
- Insurance of communal areas
- Electricity, heating, lighting, power and water to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

Wellbeing Charge - £259.22 per month, which includes 24 hr staffing on site, help in emergency and the co-ordination of activities and event. The Service and Wellbeing charges will be reviewed annually.

Note: Ground rent - £453.48 per year which is reviewed every 5 years. A contingency fund contribution is payable upon resale, details available from Sales Office at Mickle Hill. It is a condition of purchase that all residents must meet the age requirements of 60 years.

Tenure: We are advised by the Vendors that the property is Leasehold held on 125 year Lease which commenced in 2015. Vacant possession will be given upon completion.

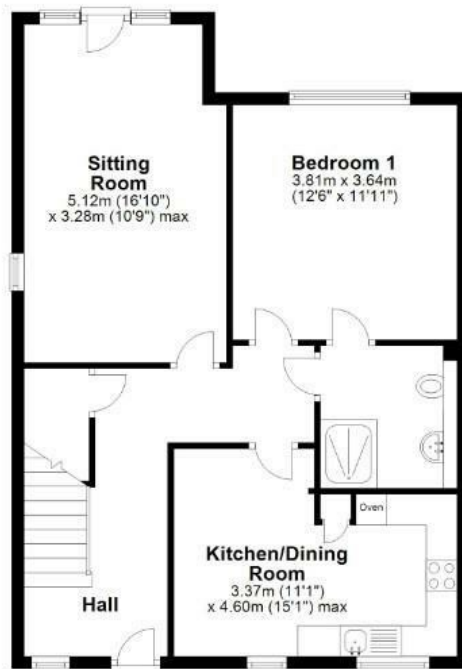
Viewing Arrangements: Strictly by prior appointment through the Agents. Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800



Accommodation

Ground Floor

Approx. 66.5 sq. metres (715.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 101.5 sq. metres (1092.8 sq. feet)
28 Mickle Hill, Pickering

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 (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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