

# ROUNTHWAITE & WOODHEAD

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



**42/43 HIGH STREET, SNAINTON, SCARBOROUGH, YO13 9AE**

**A pair of character cottages in need of significant modernisation and refurbishment with the advantage of outbuildings, off street parking and south facing gardens**

**- No. 42 -**

**Living Room**

**Kitchen/Bathroom**

**Two Bedrooms**

**WC**

**- No. 43 -**

**Living Room**

**Kitchen**

**Dining Conservatory**

**Bedroom with En Suite**

**Gas Central Heating**

**Court Yard & Gardens**

**Off Street Parking**

**Outbuildings**

**Grade II Listed**

**PRICE GUIDE: £230,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto:rounthwaite-woodhead@btconnect.com)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

This pair of Grade II Listed character cottages form part of a terrace of three that have a date stone suggesting they were built in 1733. They front the main road but a drive to their Eastern side allows access to their shared court yard to the rear. This provides off street parking, although both cottages have an outbuilding that would accommodate garaging for a small car. Beyond these is a surprisingly large private south facing garden. The pair of cottage have been owned and occupied by the same family for nearing 100 years.

Although both cottages require a considerable program of repair and refurbishment, number 42 is in need of significantly more modernisation. Little has been done to this cottage over the past 80 years and its layout is such that currently the kitchen area also serves as a bathroom, there is a living room with an open fire and upstairs wood panelling divides the space into two bedrooms; one of which also has a toilet in the corner of the room.

Number 43 has over relatively recent years been let out on a long term rental. This cottage has central heating, a kitchen with adjoining conservatory that serves as a dining area and a sitting room to the front of the cottage. Upstairs the space forms a single bedroom with a recently fitted bathroom.

## General Information

**Location:** Snainton lies along the A170 Thirsk to Scarborough road, approximately 12 miles from Malton and 7 miles from Pickering. Both these market towns provide a wide range of shopping, schooling and recreational amenities and there is a train station at Malton with rail links to the City of York where there is a network service to London in under 2 hours. Snainton itself has a number of retail and recreational facilities including a well used village hall with post office and sport field, golf driving range, riding stables and livery, two pubs with catering and a well regarded primary school.

**Services:** Mains, gas, water and electricity are connected. Gas fired central heating to no.43. Mains Drains

**Council Tax:** We are advised that both properties falls in Band B

**Tenure:** We are informed by the Vendors that the property is freehold and that vacant possession will be given upon completion.

**NOTE:** This terrace of three cottages is Grade II listed.

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

**Directions:** Travelling into Snainton along the A170 from a westerly (Pickering) direction, pass Hodgsons car show room and the turn off for the A64 on the right hand side of the road. Continue on the main road with the cottages being on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board approximately 100 yards before the peacock pub on the left.

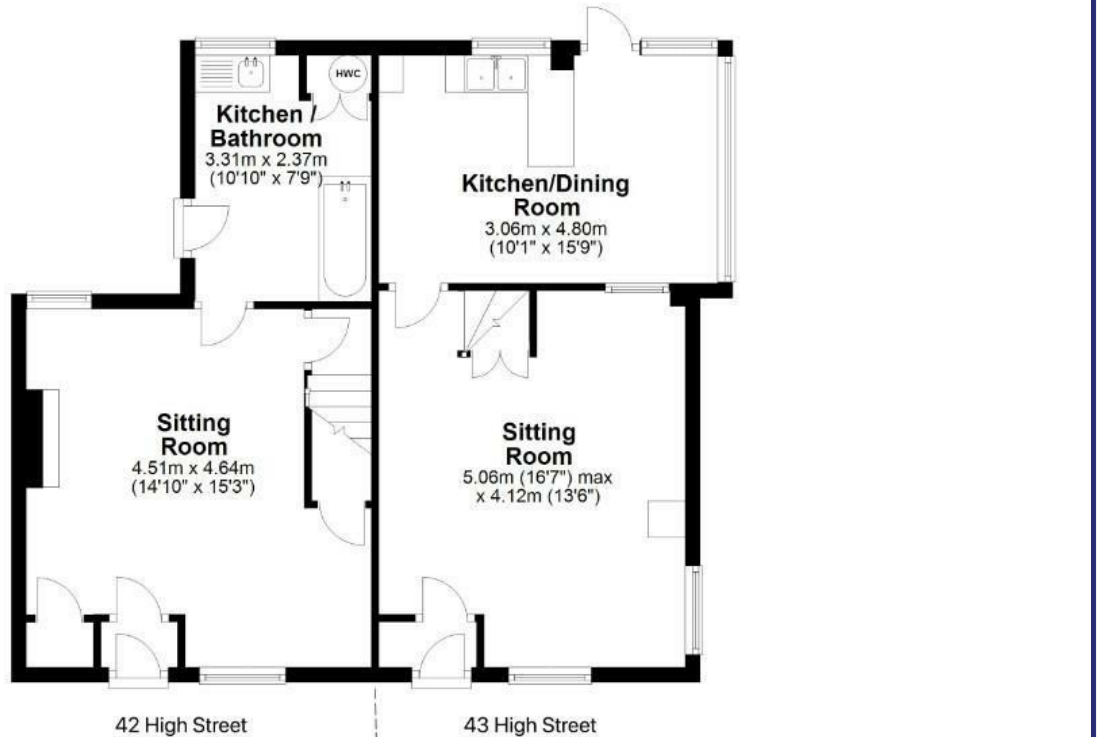




# Accommodation

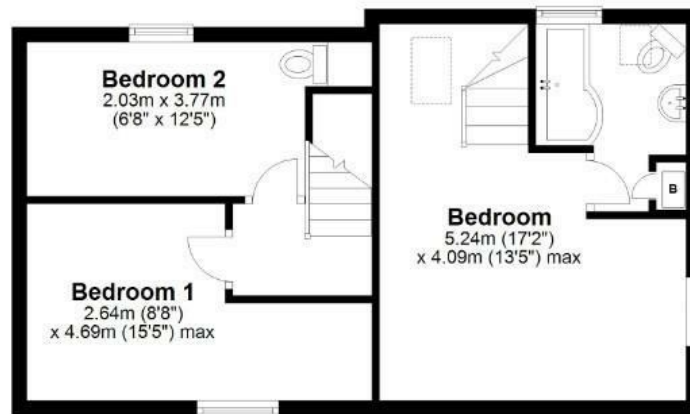
## Ground Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



## First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 110.7 sq. metres (1191.4 sq. feet)

42 / 43 High Street, Snainton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>64</b>
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>86</b>
	<b>55</b>	
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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