

ROUNTHWAITE & WOODHEAD

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



46 COSTA WAY, PICKERING, YO18 8LY

**A detached bungalow occupying a good sized plot
down a quiet close on the western outskirts of the town**

Kitchen

Shower Room

Drive Parking

Living Room

Gas Central Heating

Good Sized Garden

Three Bedrooms

uPVC Double Glazing

EPC Rating C

PRICE GUIDE: £285,000

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

Costa Way is located on the South Westerly edge of Pickering. It is a cul-de-sac believed to have been built in the mid 1970's and is lined by brick built houses and bungalows. No.46 is a detached bungalow which stands in the corner of a quiet close with a sizeable garden to its rear. This bungalow offers a safe environment for families and is a comfortable walk to the nearby schools and town centre's amenity.

Inside the bungalow the front door opens into the kitchen, that links to a light and airy living room and with a door to its side, opening onto the garden, that would lend itself perfectly to the addition of a conservatory. The bungalow has three bedrooms and a house shower room.

Outside there is drive parking to its front and a footpath that runs around the property accessing the private rear garden. Being on a corner plot the garden gets wider the further away from the bungalow you walk so from it's boundaries boasts quite a significant space. The garden is down to mostly lawn with a flagged patio and various beds planted with shrubs and herbaceous planting. There is adequate room for a shed and currently in the furthest corner of the garden there is a childs' tree/play house. The garden backs onto a sports field.

General Information

Location: 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. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

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

Council Tax: We are informed by Ryedale District 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: Travelling into Pickering along the A170 in an Easterly (from Kirkbymoorside) direction take the second turn on the right after the Middleton garage/supermarket; sign posted Westgate Carr Road. Take the next available left turn on to Costa way with no.46 being on the right hand side, at the end of the close indicated by a Rounthwaite & Woodhead 'For Sale' board. Postcode: YO18 8LY

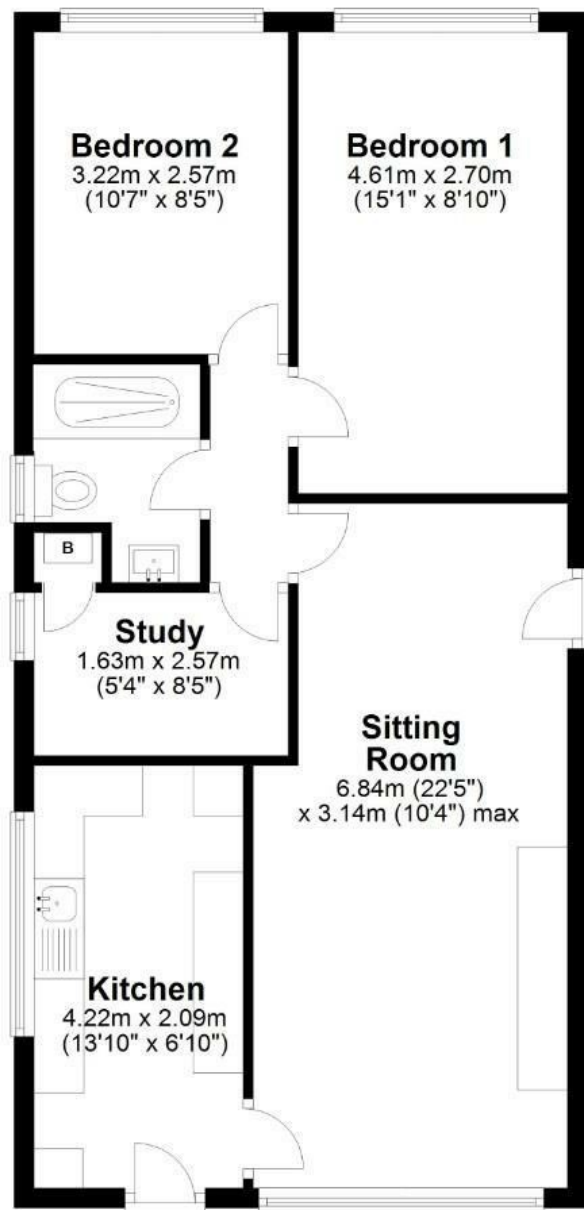
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 61.7 sq. metres (663.7 sq. feet)

46 Costa Way, Pickering

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