

ROUNTHWAITE & WOODHEAD

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



9A SCHOOL ROW, ROSEDALE EAST, YO18 8RQ

A well presented, stone terrace cottage surrounded by outstanding views

Front Porch

Entrance

Sitting Room

Kitchen

Utility Room

Two Bedrooms

Bathroom

Oil Fired Heating

uPVC Double Glazing

Front & Rear Gardens

Drive Parking

Garage

Small Brick Fuel Store

Overlooking Farmland

EPC Rating E

PRICE GUIDE: £265,000

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

School Row is an attractive terrace of stone under slate roof cottages situated just over a mile north of Rosedale Abbey. Historically they were occupied by the workers of the old iron mines and lime kilns and stand prominently surrounded by open countryside and their rear gardens are flanked by farmland.

No.9a is a mid terrace cottage that over recent years has been modernised to offer a comfortable living space with the added benefits of double glazing and oil fired central heating. The accommodation has a sitting room with a log burning stove and space for a dining table to the front of the cottage and a fitted kitchen to its rear. The first floor has two double bedrooms served by a family bathroom.

Outside there is a long south facing garden to the front down primarily to lawn and with a flagged patio immediately adjoining the front of the cottage. To the rear there is an area of hard standing used as car parking beyond which there is a small brick outbuilding and a timber framed garage. At the end of the garden there is another paved patio area and a lawn adjoining farmland.

General Information

Location: Rosedale Abbey nestles deep in the heart of the North York Moors National Park, truly one of the most picturesque villages in Ryedale surrounded by rolling hills and stunning scenery. Situated some 7.5 miles north of the A170 Thirsk to Scarborough road, Rosedale Abbey has a small primary school, glass studio, village stores/tearooms and two pubs. The nearby market towns of Pickering and Kirkbymoorside offer a good choice of shops, schools and other local amenities.

Services: Mains water and electricity are connected. Connection to mains drains. Oil Fired Central Heating.

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.

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

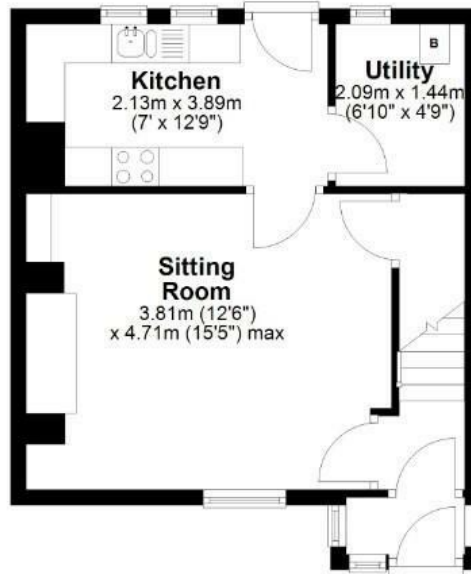
Directions: Travelling up from the A170, follow signs to Rosedale. Continue through the village heading north, passing Bell End Farm on the Right hand side. Stay on this road until the road forks taking the left fork sign posted Dale Head only. School Row is the next block of terrace cottages on the right hand side of the road.



Accommodation

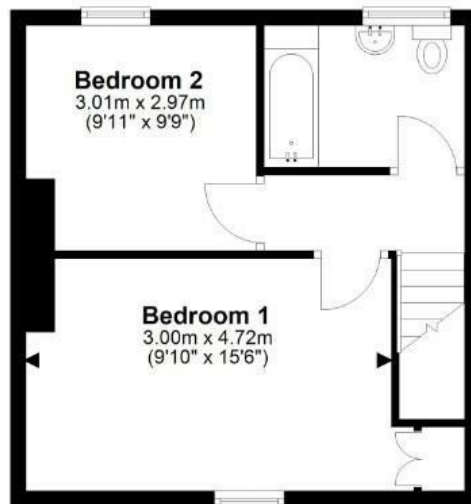
Ground Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Total area: approx. 69.1 sq. metres (743.9 sq. feet)
9a School Row, Rosedale East

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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