

ROUNTHWAITE & WOODHEAD

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



5 TOWN END CLOSE, PICKERING, NORTH YORKSHIRE, YO18 8JB

**A semi detached and well presented house with off street parking
located down a quiet cul-de-sac on the Eastern side of Pickering**

Entrance

Two Bedrooms

Front & Rear Gardens

Sitting Room

Bathroom

Drive Parking

Kitchen

Gas Central Heating

Garage

Conservatory

uPVC Double Glazing

EPC Rating D

PRICE GUIDE: £220,000

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 links to the East Coast and City of York where the Intercity train Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics 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.

Town End Close is a quiet cul-de-sac made up primarily of detached and semi detached houses towards the Eastern side of Pickering. No.5 is a semi detached house with a detached garage to its side and a well presented rear courtyard garden. It has gas central heating and and uPVC double glazing. The property has a front entrance that leads into a living room, with a living flame gas fire, that in turn adjoins a fitted kitchen and conservatory. Upstairs there are two bedrooms one of which having large fitted wardrobes with sliding mirrored doors and the house bathroom.

Outside the rear garden is mostly paved with raised herbaceous borders as well as having a timber framed shed that has power connected and vented for a dryer. a flagged drive extends to a brick built garage and there is a small area of grass by the front door.

General Information

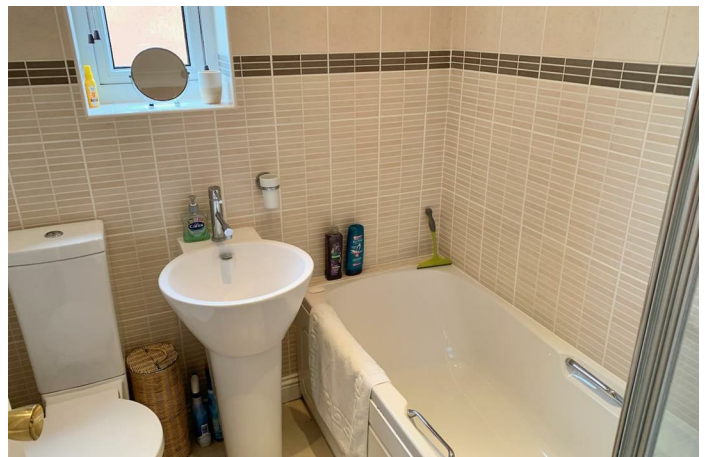
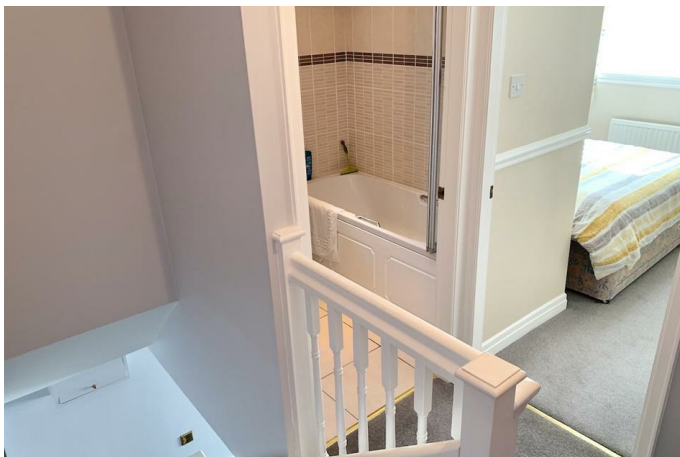
Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. uPVC Double Glazing.

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 that vacant possession will be given upon completion.

Directions: Travelling along the A170 into Pickering from an Easterly (Scarborough) direction take the second turning on the right hand side signposted Eastfield Road. Continue the best way up this street, taking the right turn sign posted Town End Close. Follow the numbers up the street with no.5 being on the right hand side. Indicated by a Rounthwaite & Woodhead 'For Sale' board.

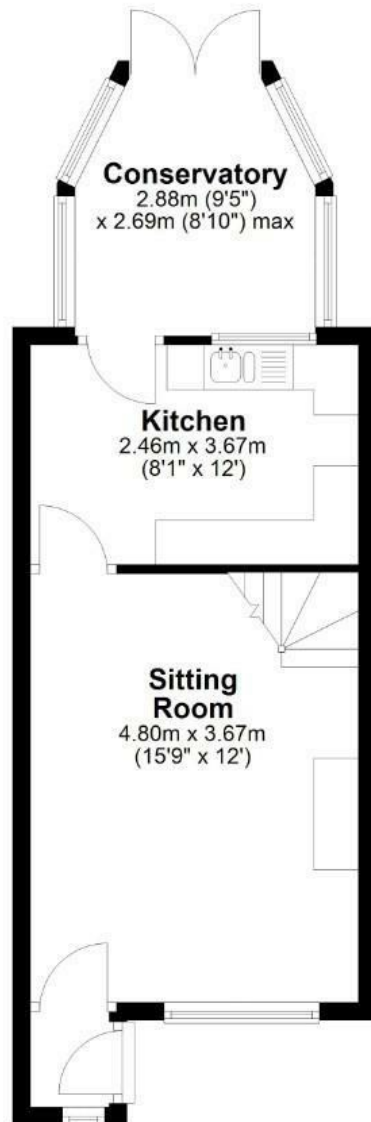
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone number 01751 472800.



Accommodation

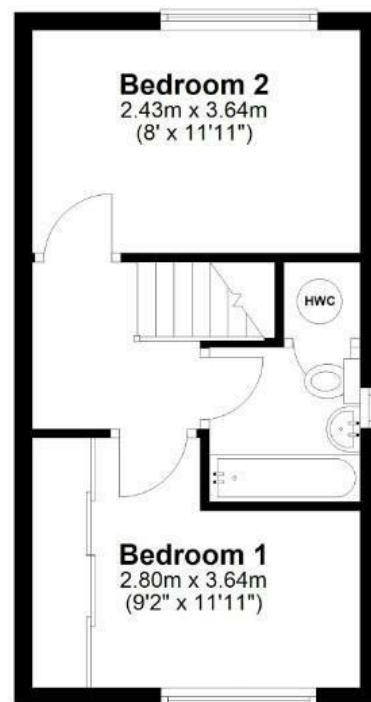
Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

5 Town End Close, Pickering

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
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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