

ROUNTHWAITE & WOODHEAD

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



5 DOVE ROAD, PICKERING, NORTH YORKSHIRE, YO18 7UD

An immaculately presented detached family home with a good sized garden and overlooking one of the developments green spaces, just five minutes walk to town

Entrance Hall	Utility Room	uPVC Double Glazing
Sitting Room	Four Bedrooms	Rear Garden
Study/Playroom	(Master En Suite)	Garage
Cloakroom	House Bathroom	Drive Parking
Dining Kitchen	Gas Central Heating	EPC Rating B

PRICE GUIDE: £445,000

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

Heather Croft is the latest David Wilson development located off the Whitby Road towards the Northern edge of Pickering. With the later phases of construction for this site now completed the development is made up of a mixture of houses and bungalows interspersed with pleasant grassed areas. It is popular with families and retired residents and this is aided by its close proximity and easy walk to the town centre and the respective schools.

5 Dove Road is at the more northerly 'entrance' end of the development with a Westerly front aspect overlooking a well kept green area. It is a detached brick built house with a pleasant rear garden and a separate garage with drive parking. Inside and from a spacious entrance hall there is access to a sitting room and study to the front of the house and a lovely, recently replaced, dining kitchen with double doors that open onto the garden to the rear. There is also a separate utility and ground floor cloakroom. Upstairs there are four double bedrooms, the master having an en suite shower room and the other three bedrooms being served by the family bathroom.

Outside the current owners have constructed a splendid corner patio and raised beds stocked with herbaceous borders. The secure rear garden has wood boarded fencing, a hand gate that opens onto the drive at the side of the house that offers access to a garage with light and power. Behind the garage there is also a timber framed shed and in front a wheelie bin store.

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 London to Edinburgh 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.

Services: Mains water, gas and electricity 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 E

Tenure: We are advised by the Vendor that the property is currently freehold and that 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 into Pickering at the central roundabout where the A170 joins the A169 travel North (towards Whitby) for a few hundred yards taking the right turn onto the David Wilson 'Heathercroft' development. Follow Dove Road to the right with no.5 being on the left hand side.



Accommodation



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		92	
(81-91) B	85		
(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 (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		



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD